

**AGENDA
ELLENSBURG PLANNING COMMISSION**

August 27, 2020, 5:45 pm

Remote Meeting via Zoom



In-person attendance at public meetings is currently prohibited per the Washington Governor's Proclamation No. 20-28.4 through July 1, 2020.

Members of the public who wish to participate in this meeting may do so by joining at the following link:

<https://us02web.zoom.us/j/87998698958?pwd=WkptNkcyYmVlS0syNzNnaEZZOW1JUT09>

Password: 849633

Phone participation is also available by calling **1-253-215-8782**,
and entering meeting ID: **879 9869 8958**
When prompted, the password is: **849633**

**CITY OF ELLENSBURG
AGENDA
Council Chambers
Thursday, August 27, 2020
5:45 PM - Planning Commission**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
- 4. NEW BUSINESS**
 - 4.A [Open Record Public Hearing for Siting of Essential Public Facility Application P20-010, for a Transfer Station Project, Submitted by Kittitas County Solid Waste P20-010 Index of Exhibits .pdf](#)
[P20-010 Exhibits.pdf](#)
- 5. OLD BUSINESS**
- 6. CITIZEN COMMENT**
- 7. STAFF UPDATE/DISCUSSION ITEMS**
- 8. COMMISSION REPRESENTATIVE UPDATE**
- 9. ADJOURNMENT**



AGENDA REPORT

Meeting Date: August 27, 2020

Agenda Subject: Open Record Public Hearing for Siting of Essential Public Facility Application P20-010, for a Transfer Station Project, Submitted by Kittitas County Solid Waste

Submitted by: Shannon Johnson Community Development

Recommended Action or Motion: Recommend Approval and forward to City Council

Background/Summary:

1. GENERAL INFORMATION

Requested Action: The Kittitas County Solid Waste Department is seeking approval of a Type V Siting of Essential Public Facility Permit in order to construct a new transfer station facility to replace and upgrade the existing facility currently operating at 1001 Industrial Way. Ellensburg City Code (ECC) 15.250.110(A) Siting of Essential Public Facilities provides the following:

(A) Purpose. To establish a process for establishing facilities identified in RCW 36.70A.200 that are typically difficult to site.

(B) Procedures. Siting essential public facilities is subject to the Type V review process as set forth in Chapter 15.210 ECC, with the following supplemental provisions:

Service Area. The director shall determine if the facility serves a regional, countywide, statewide or national need. If it does, then the director may condition the review with a requirement that the review process include one or more sites in parts of the service area outside of Ellensburg.

Multi-Jurisdictional Review. Where more than one local government is involved in the review process, Ellensburg staff shall participate in a multi-jurisdictional review process and use the data, analysis and environmental documents prepared in that process in the city's review if Ellensburg determines those documents are adequate.

Kittitas County proposes to move the existing Ellensburg Transfer Station located at 1001 Industrial Way, and the existing Kittitas County Public Works Department (PWD) Lower County Shop (Maintenance Facility) located at 505 W. 14th Street, to parcel 611033 in northwest Ellensburg as shown in **(Exhibit 10c)**. The conceptual design provided in **Exhibit 10d** covers an approximate 50-acre area with approximately 5,000 feet of roadway, 23 acres of impervious surface, 1 to 1/1/2 acres of stormwater ponds, and 11 stand-alone buildings.

A short plat is being processed concurrently **(Exhibit 2)** to divide the currently 50.58-acre site located on Parcel ID# 611033 into two parcels, one northern site, 10.87-acres (for location of the maintenance facility) and one southern site, 38.84-acres in size (for location of the transfer station). The maintenance facility is not an essential public facility, therefore, it is not subject to this review.

In the submitted application narrative **(Exhibit 10b)**, the County has described several significant challenges which continue to prevent staff from the most efficient, safe operational use of their existing site. In its current location, the Ellensburg Transfer Station accepts and processes solid waste, recyclables, moderate risk waste, and yard waste from both county residents and commercial haulers. The entire existing facility and composting site is located adjacent to Wilson Creek within the 100-year floodplain. Topographically, the existing site is at a low elevation relative to the surrounding floodplain. During spring thaw and heavy rain events, the existing facility is often flooded, impacting access roads, unloading areas, and operational areas. In addition to the customer access and operational challenges associated with frequent seasonal flooding, the existing facility is also space constrained. The small size of the facility results in long customer queuing times and potentially unsafe conditions within the small unloading and processing areas. The projected population growth and solid waste management needs of Kittitas County, combined with existing facility challenges and limitations, require construction of a new solid waste transfer station at a new location.

Location: The existing 50.58 -acre parcel located in the

northwestern portion of the City of Ellensburg, in Kittitas County, Washington, is shown on Tax Map No. 18-18-28030008 as Assessor's tax parcel ID 611033 owned by Kittitas County Solid Waste. The parcel site is bounded to the west by State Highway 97 (US 97), to the north by the Burlington Northern Railroad and Old Highway 10, and to the east and south by private, undeveloped properties. The west and north boundaries of the parcel form the boundary of the city limits. The parcel is addressed as Hwy 97, Ellensburg WA 98926; the full legal description is found in **Exhibit 10b**.

Once the short plat has been finalized and recorded, the southern lot proposed for the location of the transfer station (Lot B) will be approximately 38.84 acres in size. See Short Plat survey map, **(Exhibit 2)**.

BACKGROUND AND SITE INFORMATION

Site History: On December 5, 2013, the Planning Commission recommended approval of a rezone for this property in order to change the zoning from Residential Suburban (R-S) to I-L. Subsequently, City Council gave final approval for the rezone on February 3, 2014, thereby adopting Ordinance No. 4668.

The County selected the Transfer Station location by performing an extensive site screening and selection process. The comprehensive regional site selection process evaluated over 60 sites using initial siting criteria of parcels greater than 25 acres located within 2 miles of the City of Ellensburg or the town of Kittitas and other screening criteria.

The initial 60+ potential sites were narrowed to 11 sites using a list of secondary siting criteria. An extensive public involvement program was used to obtain valuable citizen input on the location and features of the new facility. The 11 shortlisted sites were reviewed by representatives from the City of Ellensburg (City) and the County. Using updated City/County zoning, land use discussion, and urban growth area information, the list was further refined to three potential sites for community input. The chosen site was identified as Site 33, US 97/Old Highway 10, or simply Highway 97. The site does contain a 100-year floodplain irrigation ditch, but it was determined to be the best candidate because the floodplain

could be relocated to the perimeter of the site to maximize available space for the Transfer Station and other facilities.

The County's Solid Waste Advisory Committee (SWAC), consisting of representatives of cities and towns within the County, the waste management industry, local elected officials, and citizens of Kittitas County, participated in the site selection process and agreed with the final selected site. The Board of County Commissioners approved the site at their September 4, 2018, meeting. The County purchased Parcel 611033 to enter the permitting and master planning process.

The County initiated site predevelopment discussions with the City in September 2018. The first application was submitted on December 14, 2018. On September 10, 2019, the first application was modified to include a new Public Works Department Maintenance Facility on the future northern lot (proposed Lot A). The maintenance facility is an outright permitted use within the I-L zone, and is not subject to this Essential Public Facility review.

Site Characteristics: The site is relatively flat, generally sloping from north to south toward the southeastern corner. Elevation ranges from 1,554 feet above mean sea level in the northernmost corner of the site to approximately 1,540 feet in the southeastern corner. The site is bisected by multiple interconnecting excavated ditches or ditch segments. Water rights associated with the property were purchased by the County.

Zoning of Surrounding Properties: A zoning map of the parcel and surrounding properties is attached as (**Exhibit 3**). The property is zoned as Light Industrial (I-L). The zoning of the surrounding properties is discussed below.

Surrounding Properties:

North: Property to the north, on the opposite side of Old Highway 10, is located within County Jurisdiction and is zoned Agriculture – 5.

South: The south extent of the property borders a large parcel of undeveloped land within the City limits, and is zoned Commercial Highway (C-H).

East: Property directly to the east is within City limits, is zoned Commercial Tourist (C-T) and is undeveloped.

West: To the west, the property borders the City Limit boundary, and across Highway 97 the land is located within County Jurisdiction and is zoned General Industrial.

Comprehensive Plan Designation: A map of the comprehensive plan designations is attached as **(Exhibit 4)**. The future land use designation for this parcel is Industrial Light. The Transfer Station is considered an essential public facility according to WAC 365-196-550 and Revised Code of Washington RCW 36.70A.200 (cited in ECC 15.250.110). The Ellensburg Land Use Code does not explicitly identify “solid waste handling facility” as an I-L use, but the P19-106 Pre-Application Report concluded I-L allows for the full range of uses including public utility agencies and their associated utility yards. Furthermore, as per RCW 36.70A.200 (5) “No local comprehensive plan or development regulation may preclude the siting of essential public facilities”.

Access: Transfer Station residential and commercial (truck) traffic will exit off US 97 on the new Minor Collector at the southeast corner of the property. Vehicle traffic flows are segregated after the scalehouse for efficiency and safety. The new Minor Collector was added to the project to address the 2017 City of Ellensburg Comprehensive Plan (Comprehensive Plan) Transportation Section that recommends a minor collector be provided from Highway 97 to University Way and onto Dolarway Road. The City requested that the County provide a segment of this Minor Collector along the southern border of its property.

Environmental (SEPA) Review

The SEPA checklist was submitted as a requirement of the Essential Public Facility application process as follows:

SEPA Checklist Submitted:	02/13/20; Revised with add. info 03/16/20
Determination of Completeness:	04/10/20

Notice to Property owners: 04/10/20
SEPA Threshold Determination 07/06/20

A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on July 6, 2020. **(Exhibit 9)**

AGENCY AND PUBLIC COMMENTS

Application Submitted: 02/04/20
Determination of Completeness: 03/06/20

Notice of Application: 08/06/20

Notice of Public Hearing: 08/06/20
Public Hearing: 08/27/20

Agency/Department Comments:

The Public Works and Utilities Departments commented during the pre-application and SEPA reviews, and referred back to their original Pre-Application Comments **(Exhibit 8)**.

Public Comments:

Notice of the Essential Public Facility application was mailed to property owners within 300 feet of the proposed site on Thursday, August 6, 2020 **(Exhibit 5)**. Notice of the Public Hearing was also published in the legal section of the Daily Record on Thursday August 6, 2020 **(Exhibit 6)**, and the site was posted with a land use action sign. **(Exhibit 7)**. At this time, no comments from the public have been received.

Previous Council Action: N/A

Analysis:

5. PROJECT ANALYSIS

A. Ellensburg City Code Requirements for Siting Essential

Public Facilities

Per Ellensburg City Code, Siting of Essential Public Facility applications are subject to the Type V review process. After holding an open record public meeting the Planning Commission provides a **recommendation** to City Council, the final decision-making body. In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable City Code requirements, as well as public and agency comments. The Planning Commission must find that the application is in compliance with the following decision criteria for the siting of Essential Public Facilities, as set forth in ECC 15.250.110(C):

1. The amendment is in accordance with all city ordinances and the comprehensive plan (notably Chapter 11, Essential Public Facilities), including:
 - The future land use map;
 - The capital facilities element and budget; and
 - The utilities, community housing, economic development, urban growth area, and transportation elements;
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the city.

After review of the application and the decision criteria, the Planning Commission may recommend that City Council approve, or approve with modifications the siting of essential public facility plan proposal. The recommendation will be forwarded to Council as the final decision-making authority.

B. Analysis of the Decision Criteria for Siting An Essential

Public Facility.

The applicant has submitted an application with a narrative and project design documents addressing the above criteria. The information submitted by the applicant is followed by staff analysis.

1. The amendment is in accordance with all city ordinances and the comprehensive plan (notably Chapter 11, Essential Public Facilities), including:

The future land use map;

1. The capital facilities element and budget; and
1. The utilities, community housing, economic development, urban growth area, and transportation elements;

Applicant narrative and supporting application materials:

1. ***The future land use map;***

The site is located in a Light Industrial (I-L) zone that is currently used for grazing. The Future Land Use Map indicates the site is to remain zoned I-L. The Transfer Station is considered an essential public facility according to [WAC 365-196-550](#) and Revised Code of Washington [RCW 36.70A.200](#) (cited in ECC 15.250.110). The Ellensburg Land Use Code does not explicitly identify “solid waste handling facility” as an I-L use, but the P19-106 Pre-Application Report concluded I-L allows for the full range of uses including public utility agencies and their associated utility yards.

1. ***The capital facilities element and budget;***

Ellensburg is a full-service municipality. The Transfer Station is a replacement and upgrade of an existing facility that is necessary to accomplish the level of service (LOS) standard of weekly curbside refuse collection and fulfill Capital Facilities and Utilities Goals of the Comprehensive Plan, including:

Goal CFU-1: *Ensure that system services are delivered in a safe and reliable manner and are in compliance with regulatory*

requirements.

Policy C: Continue to follow and enforce existing city standards for public facilities and services.

Program 3: Continue to coordinate affordable and reliable collection of solid waste and recycling collection services that meets the needs of city residents.

The proposed new Transfer Station is an essential facility that allows the County and the City to provide affordable solid waste service because it enables commercial and self-haulers to transport materials a much shorter distance than direct hauling solid waste over 70 miles to the Wenatchee landfill. The new Transfer Station will provide efficient and cost-effective unloading, processing, and transfer of solid waste and other material. The new facility will be reliable because it will not be prone to downtime associated with seasonal flooding. The Transfer Station will meet all regulatory requirements, including the Minimum Functional Standards for Solid Waste Handling WAC 173-304, and specifically WAC 173-304-410 for Transfer Stations.

Furthermore, as described in the Comprehensive Plan and the 2010 Kittitas County Solid Waste and Moderate Risk Waste Management Plan Update, demand for capital facilities will grow in the next 20 years and the demand must be accommodated and anticipated through new capacity and improved management. To meet the LOS standard for solid waste management that the community adopted, the City needs to relocate and improve the Transfer Station where collection trucks can transfer to long-haul vehicles. The new Transfer Station will provide sufficient areas for public and private customers to transfer material into long-haul vehicles for efficient transportation to the Wenatchee Landfill.

1. **The utilities, community housing, economic development, urban growth area, and transportation elements;**

Utilities

The proposed Transfer Station is a key component of the County's integrated waste management system. The facility

will provide an efficient and cost-effective facility to accept, process, load, and haul municipal solid waste, green waste, and recyclable materials to final end use destinations.

City of Ellensburg residents and businesses have the opportunity to participate in curbside trash and recycling service provided by a Washington Utilities and Transportation Commission-permitted private hauler. Support of the County's operation of composting and recycling facilities in the City is an explicit goal of the Capital Facilities and Utilities element of the City's Comprehensive Plan.

Community Housing

While housing goals specific to solid waste management do not exist, the proposed project does not conflict with goals to preserve existing neighborhoods or provide a variety of housing types and housing opportunities.

Economic Development

Economic Development goals of the Comprehensive Plan focus on: partnerships that support economic opportunities, diversification and stimulation of Ellensburg's economy, workforce growth, downtown development, tourism, and energy efficiency. While there are no goals specific to solid waste management, the transfer station plays a role in accomplishing all of these goals if it can be expanded to accommodate residential and economic growth and be completely reliable by relocating outside of a floodplain that experiences seasonal flooding.

An example of the broad economic development goals, policies and programs that the transfer station, as an essential public facility, contributes to:

Goal ED-2: *Stimulate and diversify Ellensburg's economy.*

Policy B: *Promote the retention and expansion of existing businesses as well as the development of new businesses.*

Program 5: *Continue to provide high quality and cost-efficient city services and facilities and promote these as one of Ellensburg's economic development assets.*

Urban Growth Area

The proposed new Transfer Station is located within the City of Ellensburg boundary and within the urban growth area.

The Growth Management Act requires public facilities to adequately support development, which is forecasted to grow. The Transfer Station is designed for population growth and development through 2040.

Transportation

The Growth Management Act requires communities to adopt LOS standards for transportation facilities and to support future land use through compliance with the transportation element of the Comprehensive Plan. A new Minor Collector has been proposed on the southern boundary of the property to accommodate the transportation element of the Comprehensive Plan. The Minor Collector increases connectivity, which in turn supports the I-L land use and use of adjacent properties.

A road access reclassification request for US 97 has been submitted to the Washington Department of Transportation (WSDOT) and Quadco by Kittitas County and the City of Ellensburg in support of the project. It will change a portion of US 97 from Class 1 to Class 3 (from milepost 134.82 to the intersection with Old Highway 10). This reclassification is consistent with the current Class 3 designation of US 97 immediately south of the above section (milepost 134.16 to 134.82), which is designated as Class 3. This request is currently awaiting signature by WSDOT.

The Traffic Impact Assessment conducted for the project determined the queue length for the solid waste and recycling drop-off at the scalehouse will be contained within the site and will not result in spillback onto the new Minor Collector road or US 97. The study analyzed future traffic conditions at five intersections. When the Transfer Station and Maintenance Facility are operational, the intersections will continue to operate in their current LOS. The intersection of Reecer Creek Road at W. University Way would degrade in LOS regardless of the project.

Staff analysis: Staff finds that the project thoroughly meets the Comprehensive Plan criteria as described in the applicant's narrative above.

2. The amendment will not adversely affect the public health, safety or general welfare;

Applicant narrative and supporting application materials:

The new Transfer Station will result in numerous improvements to public health and safety. They include

- *End flooding of the existing transfer station.*
- *Provide safer solid waste unloading and operation areas.*
- *Provide a safer recycling area.*
- *Improve the compost technique from windrows to an aerated static pile and windrow curing batch process.*
- *Enclose the Transfer Building and reduce impacts from odor, vector control, and noise.*

The Transfer Station will not adversely affect public health because it will comply with local, state, and federal regulations and permits associated with solid waste handling, air quality, stormwater, floodplain, wetlands, traffic, and other public health, environmental, and safety factors. The State Environmental Policy Act (SEPA) Environmental Checklist prepared for the project indicates the project elements will not have a significant adverse effect on social, environmental, and cultural resources. The City's review and evaluation of the Environmental Checklist and final SEPA determination is part of this essential public facility evaluation.

Because multiple permitting agencies are involved in Transfer Station siting and operations, City of Ellensburg staff can participate in a multijurisdictional review process and be afforded use of the data, analysis, and environmental documents prepared in that process for any and all required permits. The Transfer Station will contribute to the weekly curbside refuse collection LOS goal in the Comprehensive Plan as well as accommodate projected population growth and development, all of which benefit the general welfare of the community.

Staff analysis: In addition to improving the public health and safety and the above objectives, staff finds that the project provides several public benefits and enhancements for the livability and vitality of the community's future. The proposed new Transfer Station is an essential facility that allows the County and the City to provide affordable solid waste service because it enables commercial and self-haulers to transport materials a much shorter distance than direct hauling solid waste over 70 miles to the Wenatchee landfill. The new Transfer Station will provide efficient and cost-effective unloading, processing, and transfer of solid waste and other material. The new facility will be reliable because it will not be prone to downtime associated with seasonal flooding. The Transfer Station will meet all City and State regulatory requirements, including the Minimum Functional Standards for Solid Waste Handling WAC 173-304, and specifically WAC 173-304-410 for Transfer Stations.

3. The amendment is not contrary to the best interest of the citizens and property owners of the city.

Applicant narrative and supporting application materials:

The Transfer Station and PWD Maintenance Facility will provide the County with solid waste, recycling, moderate hazardous waste, and composting services. The Transfer Station will house the administrative offices which facilitate the same services Countywide. The County facilitated a comprehensive site selection process, reviewing over 60 sites including numerous sites outside of the City limits. The Site Selection Study is available online at:<https://kittitascountytransferstation.participate.online/Media/D>

The County hosted community meetings during the site selection process (see <https://kittitascountytransferstation.participate.online/>). Public considerations and values expressed online and during community meetings included:

- *Provide convenience and accessibility for users.*
- *Avoid residential areas.*
- *Consider routes and traffic (especially easy access to*

Interstate 90).

- *Consider utility water availability and stormwater impacts.*
- *Develop a solution that reflects economic efficiency.*

In addition, the County facilitated a meeting with adjacent property owners in order to choose the most beneficial location for the Minor Collector road. Citizens and property owners will continue to have an opportunity to express their interests during the future public hearing process for the Type V permit process.

The amendment serves the interest of the citizens and property owners of the City by providing an environmentally safe solid waste handling location offering long-term use for the community in accordance with RCW 70.95.010:

(b) It is the responsibility of state, county, and city governments to provide for a waste management infrastructure to fully implement waste reduction and source separation strategies and to process and dispose of remaining wastes in a manner that is environmentally safe and economically sound.

Staff analysis: The County has done an excellent job of providing transparency throughout their rigorous public participation process. Staff agrees that the new facility on the proposed site serves the interest of the citizens and property owners of the City by providing an environmentally safe solid waste handling location offering long-term use for the community in accordance with RCW 70.95.010.

In addition to the above criteria per ECC 15.250.110(B)(1) the "director shall determine if the facility serves a regional, countywide, statewide or national need. If it does, then the director may condition the review with a requirement that the review process include one or more sites in parts of the service area outside of Ellensburg." In review of this essential public facility application, it has been made clear that the transfer station will serve a countywide need. The City and County

have been collaborating throughout the process to ensure all state, county and local requirements have been, and will continue to be, met.

6. RECOMMENDATION

Staff finds the proposal to be consistent with the criteria outlined in ECC 15.250.110 pertaining to Siting of Essential Public Facilities. As such, staff recommends that the Planning Commission recommend to the Ellensburg City Council approval of the Siting of Essential Public Facility request with the following condition:

1. The applicant shall adhere to any requirements related to any future development approvals, including meeting all requirements of utility providers, City departments, County and State agencies, and affected districts, as outlined in adopted City and County Codes, the RCW, WAC and other regulatory documents.

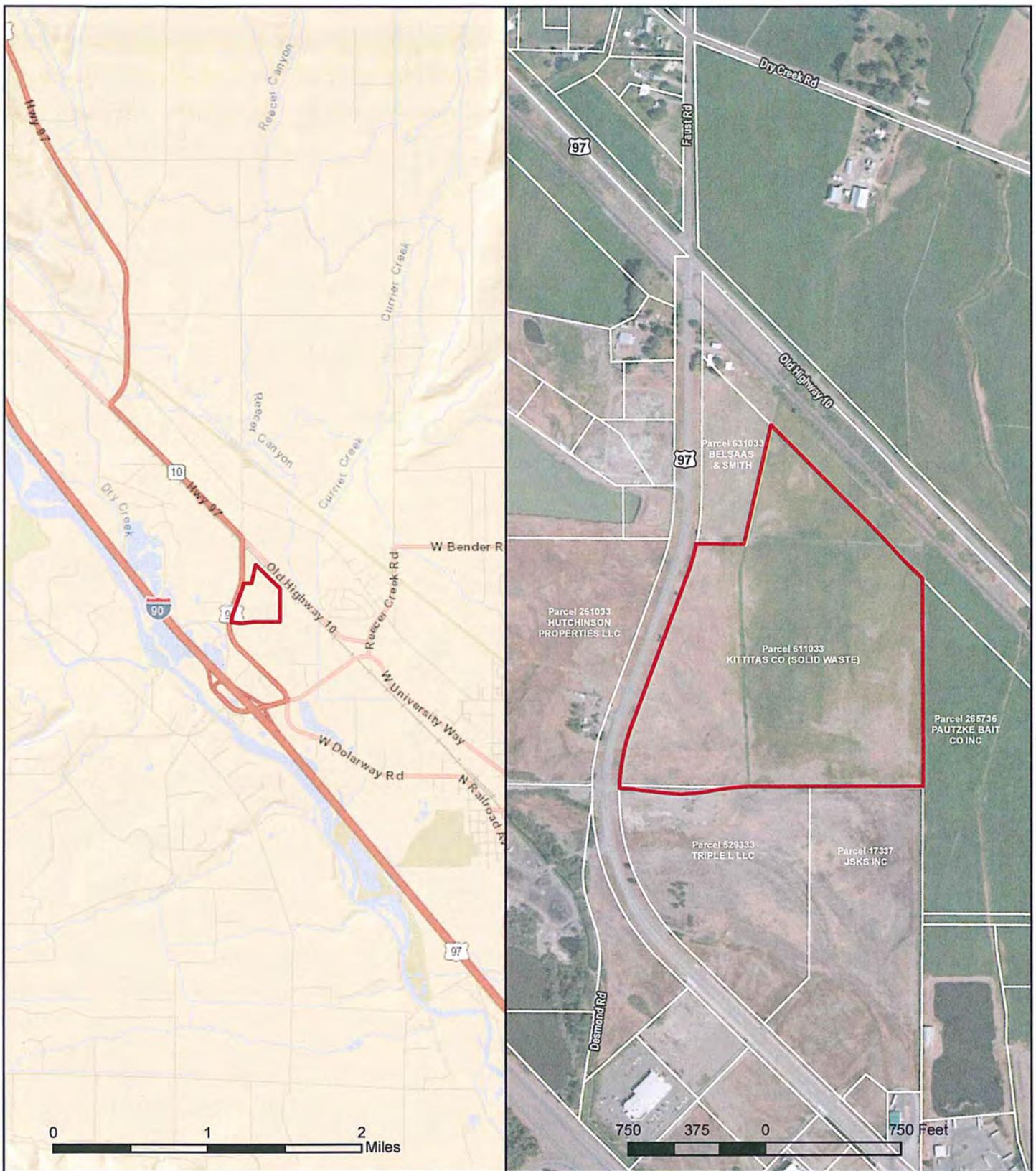
Financial Impact: None at this time.

Attachments:

[P20-010 Index of Exhibits .pdf](#)
[P20-010 Exhibits.pdf](#)

Index of Exhibits

1. Location Map (1 pg)
2. Draft Preliminary Short Plat Survey (2 pgs)
3. Current Zoning Map (1 pg)
4. Comprehensive Plan Land Use Designation Map (1 pg)
5. Notice of Application, Notification Map, & 300' Buffer Notification List (4 pgs)
6. Affidavit of Publication - Legal Notice of Open Record Public Hearing (2 pgs)
7. Photo Notice of Land Use Action Sign Posted on Property (2 pgs)
8. Departmental Review Comments, Including:
 - a) P19-106 Pre-Application Report Page (2 pgs)
 - b) November 12, 2019 Utilities Gas Memo Comments (2 pgs)
 - c) November 21, 2019 Public Works Memo Comments (6 pgs)
 - d) November 19, 2019 Planning Memo Comments (5 pgs)
 - e) November 25, Energy Services Light Memo Comments (2 pgs)
9. SEPA MDNS (2 pgs)
10. Essential Public Facilities Application Materials Including:
 - a) Land Use Application Cover Page (1 pg)
 - b) Applicant's Project Narrative (6 pgs)
 - c) Project Site Location Map (1 pg)
 - d) Transfer Station Site Development Plan (1pg)



Locator Map

Legend

Figure 1

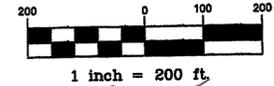


 Site Boundary



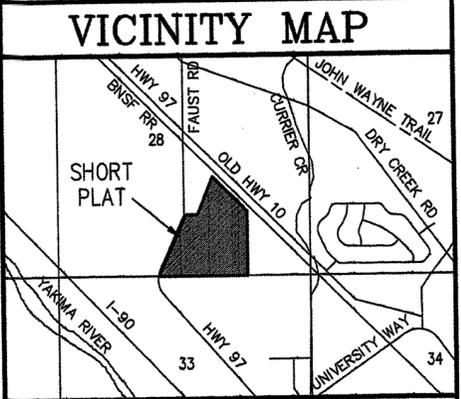
Kittitas County Transfer Station and Maintenance Facility Relocation Project SITE LOCATION

P-20-



RECEIVED
FEB 13 2020
COMMUNITY DEVELOPMENT

KITTITAS COUNTY SHORT PLAT PART OF SECTION 28, T. 18 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON



APPROVALS

CITY ENGINEER
THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF ELLENSBURG SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

CITY ENGINEER _____ DATE _____

PUBLIC WORKS & UTILITIES DEPT.
THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF ELLENSBURG SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

DIRECTOR _____ DATE _____

COMMUNITY DEVELOPMENT DEPT.
THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE CITY OF ELLENSBURG SUBDIVISION ORDINANCE. ALL PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

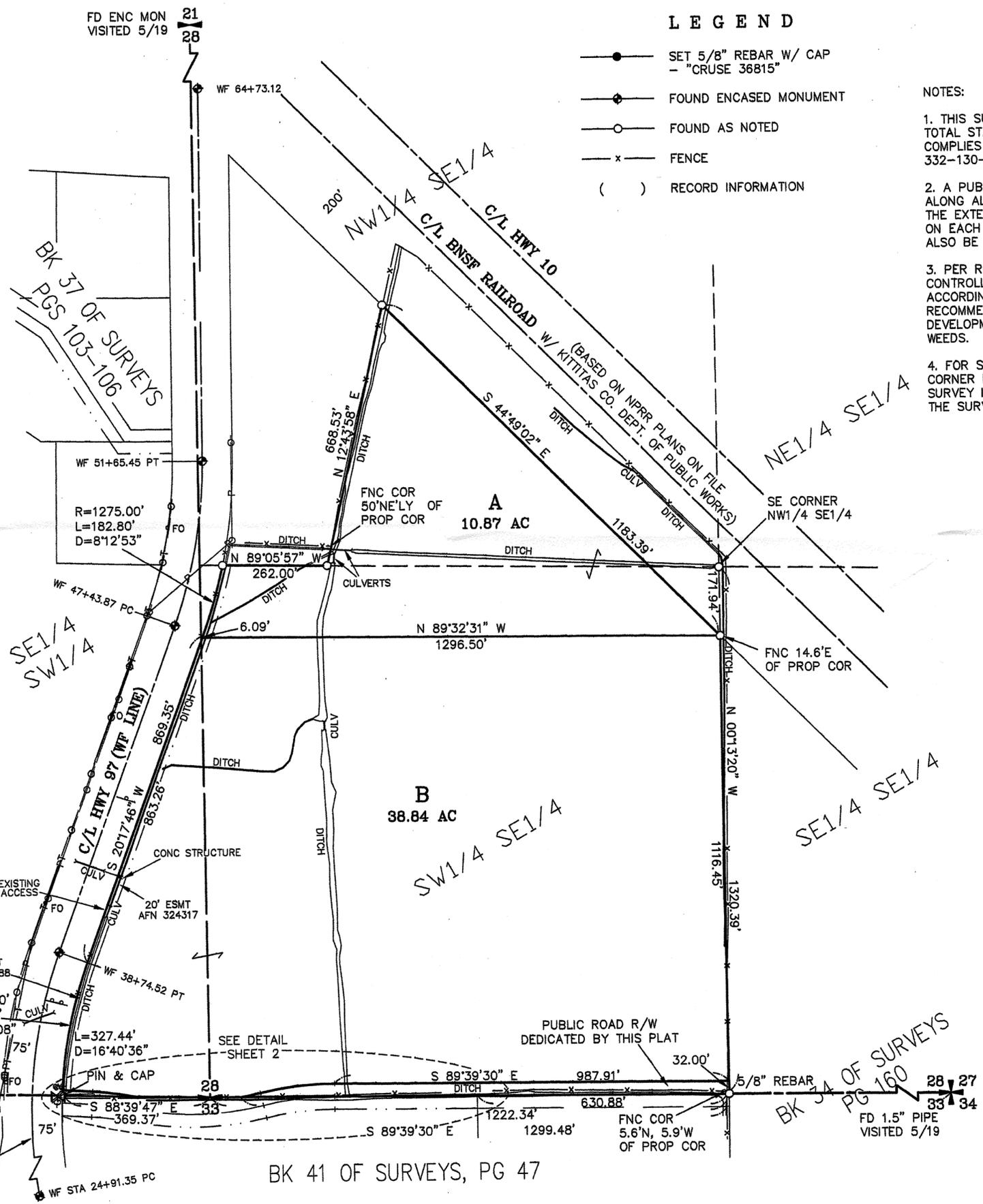
DIRECTOR _____ DATE _____

CERTIFICATE OF KITTITAS COUNTY TREASURER
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE SHORT PLATTED PROPERTY DESCRIBED HEREON ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN PAID AND DISCHARGED. PARCEL #611033

KITTITAS COUNTY TREASURER _____ DATE _____

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

OWNER:
KITTITAS COUNTY (SOLID WASTE)
925 INDUSTRIAL WAY
ELLENSBURG, WA 98926
ZONE: LIGHT INDUSTRIAL



- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
 - FOUND ENCASED MONUMENT
 - FOUND AS NOTED
 - x — FENCE
 - () RECORD INFORMATION

- NOTES:**
- THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
 - A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
 - PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
 - FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 42 OF SURVEYS, PAGE 83 AND THE SURVEYS REFERENCED THEREON.

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____
 2020, at _____ M., in Book L of Short Plats
 at page(s) _____ at the request of Cruse & Associates.
 RECEIVING NO. _____

JERALD V. PETTIT by: _____
 KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of KITTITAS COUNTY in AUGUST of 2019.

PRELIMINARY ONLY

CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 License No. 36815

DATE 2/10/2020

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242

KITTITAS COUNTY SHORT PLAT

KITTITAS COUNTY SHORT PLAT PART OF SECTION 28, T. 18 N., R. 18 E., W.M. KITTITAS COUNTY, WASHINGTON

P-20-

ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING EAST OF THE COUNTY ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH BOUNDARY OF SECTION 28 AND RUNNING SOUTH 89°56' WEST ON THE SECTION LINE, 458.8 FEET TO THE EAST LINE OF THE COUNTY ROAD; THENCE NORTH 16°47' EAST ALONG SAID ROAD, 203.3 FEET; THENCE NORTH 19°54' EAST ALONG SAID ROAD, 1,004.3 FEET; THENCE NORTH 18°12' EAST ALONG SAID ROAD, 183.7 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH ON THE QUARTER SECTION LINE, 1,313.0 FEET TO THE PLACE OF BEGINNING;

AND

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER WHICH IS THE TRUE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 973.8 FEET; THENCE NORTH 09°38' EAST, 785.94 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY OF THE NORTHERN PACIFIC RAILROAD; THENCE SOUTH 47°55' EAST ALONG SAID SOUTH RIGHT OF WAY BOUNDARY, 1,133.8 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 02°41' EAST, ALONG SAID EAST LINE, 15.0 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE BURLINGTON NORTHERN RAILROAD;

AND

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN THE BURLINGTON NORTHERN RAILROAD;

AND EXCEPT FROM ALL OF THE ABOVE:

1. RIGHT OF WAY FOR STATE HIGHWAY NO. 3 (SR-90) WEST SIDE CANAL TO BULL ROAD AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED JUNE 10, 1965 AND RECORDED SEPTEMBER 21, 1965, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 324287;

2. RIGHT OF WAY FOR STATE HIGHWAY NO. 2-1 (SR 131) WEST ELLENSBURG INTERCHANGE TO NORTHERN PACIFIC RAILWAY AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED JUNE 10, 1965 AND RECORDED SEPTEMBER 22, 1965 UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 324319.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT KITTITAS COUNTY, A MUNICIPAL CORPORATION, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ A.D., 2020.

KITTITAS COUNTY

NAME
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

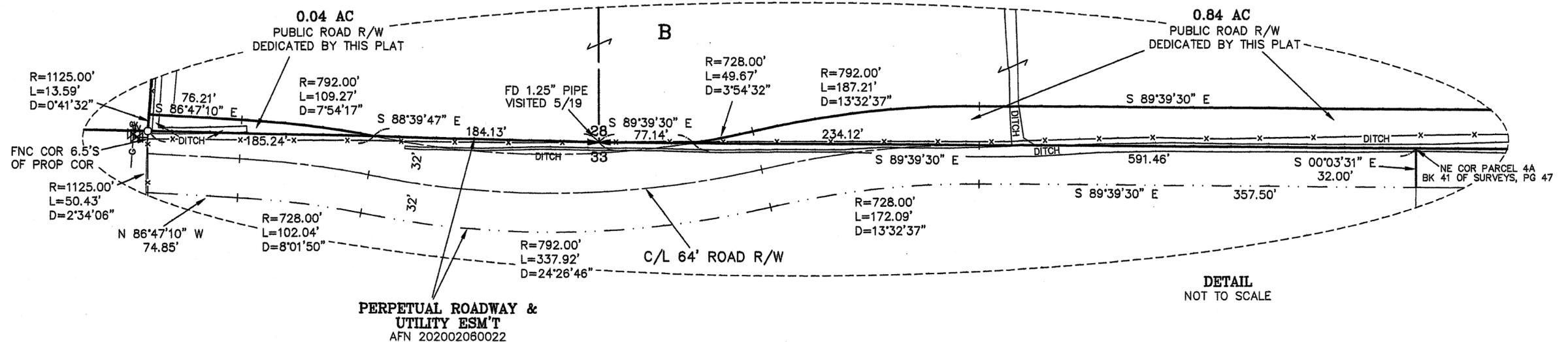
ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF KITTITAS }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS FOR KITTITAS COUNTY, A MUNICIPAL CORPORATION, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

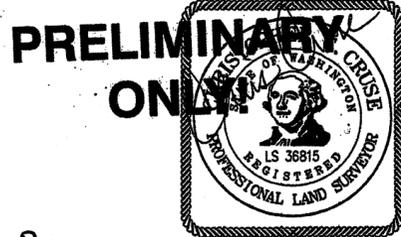
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____



DETAIL
NOT TO SCALE

PERPETUAL ROADWAY &
UTILITY ESM'T
AFN 202002060022



SHEET 2 OF 2

2/10/2020

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____

2020, at _____ M., in Book L of Short Plats

at page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____

JERALD V. PETTIT BY:
KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
KITTITAS COUNTY SHORT PLAT



Layer List

- City Lot Lines
- Floodway
- FIRM 100 yr Floodplain
- FIRM 500 yr Floodplain
- Future Land Use Designations
- Zoning
 - RS
 - RL
 - RM
 - RH
 - RO
 - PUD
 - CN
 - CH
 - CT
 - CC



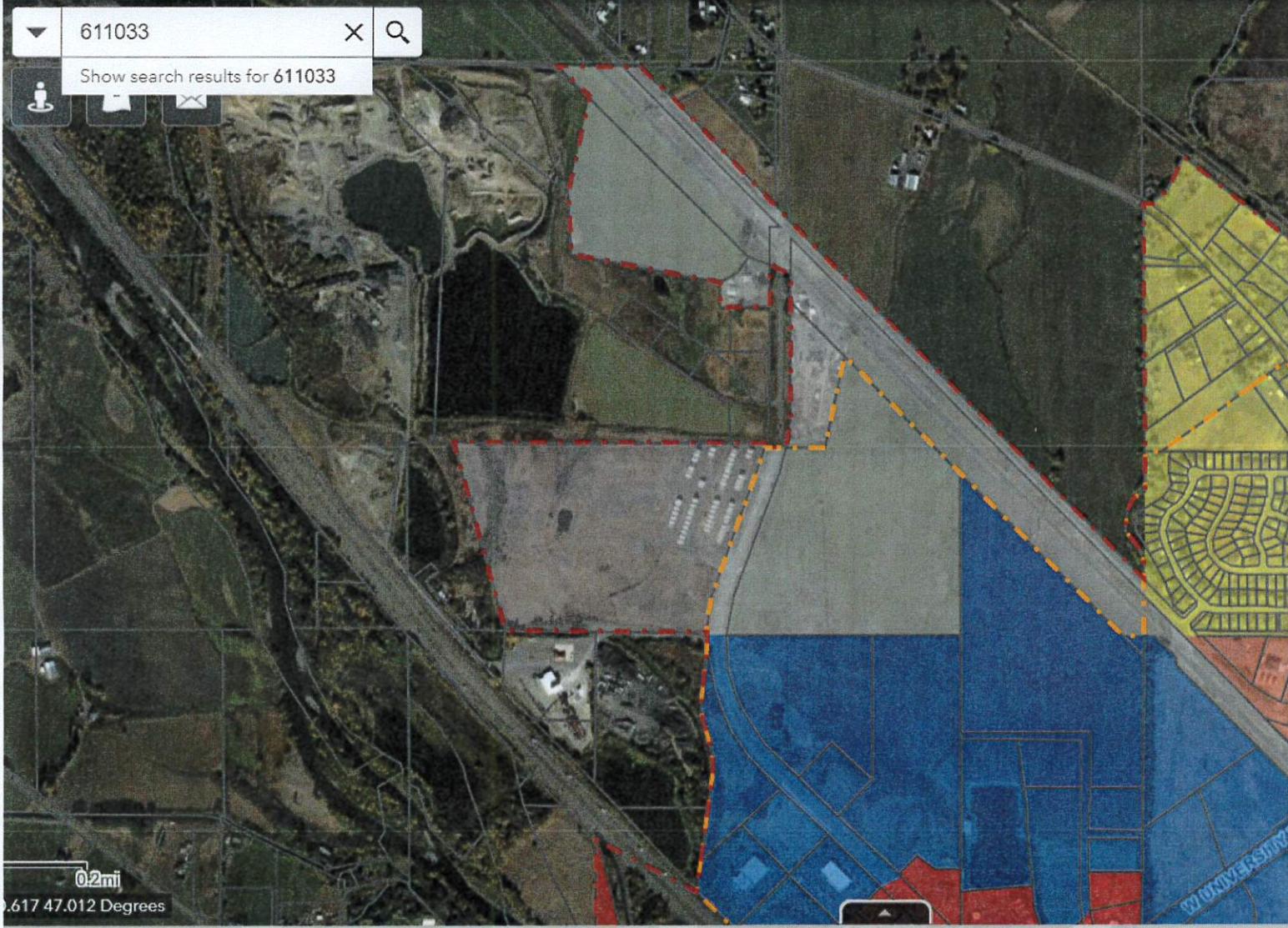
ellensburg map

Powered by Ellensburg GIS



611033 x Q

Show search results for 611033



Layer List

- Future Land Use Designations
 - Residential neighborhood
 - Blended residential neighborhood
 - Urban neighborhood
 - Neighborhood mixed use
 - Urban center
 - Community mixed use
 - Industrial residential
 - Neighborhood commercial
 - Mixed business park
 - General commercial and services
 - Light industrial
 - Heavy industrial
 - Public/institutional
 - Open space (pvt/non-city owned)
 - Parks and open space
- Zoning
- Bike Routes

0.2mi
39.617 47.012 Degrees



BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161-0089

D&N DEVELOPMENT LLC
PO BOX 926
ELLENSBURG, WA 98926-1924

GRANITE CONSTRUCTION COMPANY
2119 HWY 97
ELLENSBURG, WA 98926-1600

HUTCHINSON PROPERTIES LLC
101 TABLE MOUNTAIN DRIVE
ELLENSBURG, WA 98926-9051

JSKS INC
1608 HWY 97
ELLENSBURG, WA 98926-8382

KITTITAS CO (SOLID WASTE)
925 INDUSTRIAL WAY
ELLENSBURG, WA 98926

PAUTZKE BAIT CO INC
PO BOX 36
ELLENSBURG, WA 98926-1909

TRIPLE L LLC
4815 ROAD 6.5 NE
MOSES LAKE, WA 98837-8930

CERTIFICATE OF TRANSMITTAL

On this day, the undersigned sent to
the addressee(s) the original
document(s) by U.S. Mail.

I certify under penalty of perjury
under the laws of the State of WA
that the forgoing is true and correct.

Date 8/6/20 Signed S. Jensen



COMMUNITY DEVELOPMENT DEPARTMENT

501 N. Anderson St., Ellensburg WA 98926

Land Use Permitting (509) 962-7231 Construction Permitting (509) 962-7239

Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

August 6, 2020

RE: Notice of Application, Case # P20-010, SITING OF ESSENTIAL PUBLIC FACILITY Permit Review

Dear Property Owner,

Notice is hereby given that the City of Ellensburg has received a Subdivision Permit Application for the following project that may be of interest to you. As a property owner within three hundred feet (300') of this proposal (see map, page 3), you are invited to comment on it.

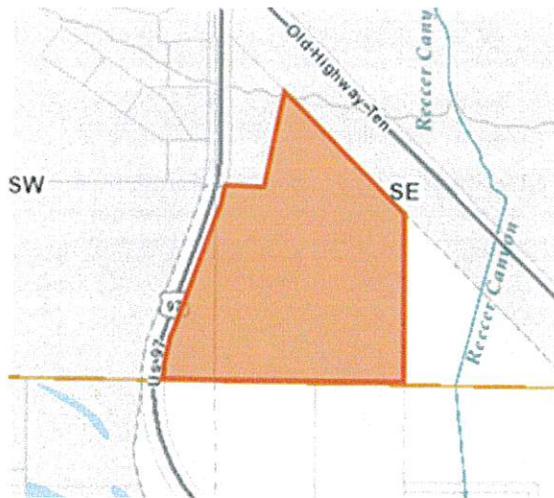
Date of application: February 4, 2020

Date of notice of complete application: March 6, 2020

Comments due date: August 27, 2020

Project Applicant: Submitted by Patti Johnson, Director, Kittitas County Solid Waste.

Project Description: Case # P20-010; a Siting of Essential Public Facility Permit in order to construct a new 69,214 sq. ft. transfer station solid waste handling facility within the Industrial Light (I-L) zone. The proposed new facility will replace the current operating facility at 925 S. Industrial Way. Per ECC 15.210.040 a waste handling facility may be permitted within the I-L zone through the siting of an essential public facility permit according to the procedures set forth in ECC 15.250.040 and in accordance with RCW 36.70A.200.



Project Location: This proposal is located on what is currently Kittitas County Parcel ID#611033, as seen in the map above. A two lot short plat has been proposed but is not finalized, which would divide this site into a 10.87-acre site, and a 38.84-acre site.

Materials Available for Review: The submitted application and file documents may be examined by the public by visiting the **City of Ellensburg Community Development Department webpage** at <https://www.ci.ellensburg.wa.us/840/Planning-Division>.

Written Comments: The public is encouraged to review and comment on the proposed project. **Comments must be submitted in writing by 5:00 pm on Thursday, August 27, 2020 by either:** Mail delivery postmarked by the deadline, addressed to:

- 1) City of Ellensburg Community Development Department
501 N Anderson Street, Ellensburg, WA 98926 or
- 2) Via email by 5:00 pm on the deadline, to the staff contact listed below

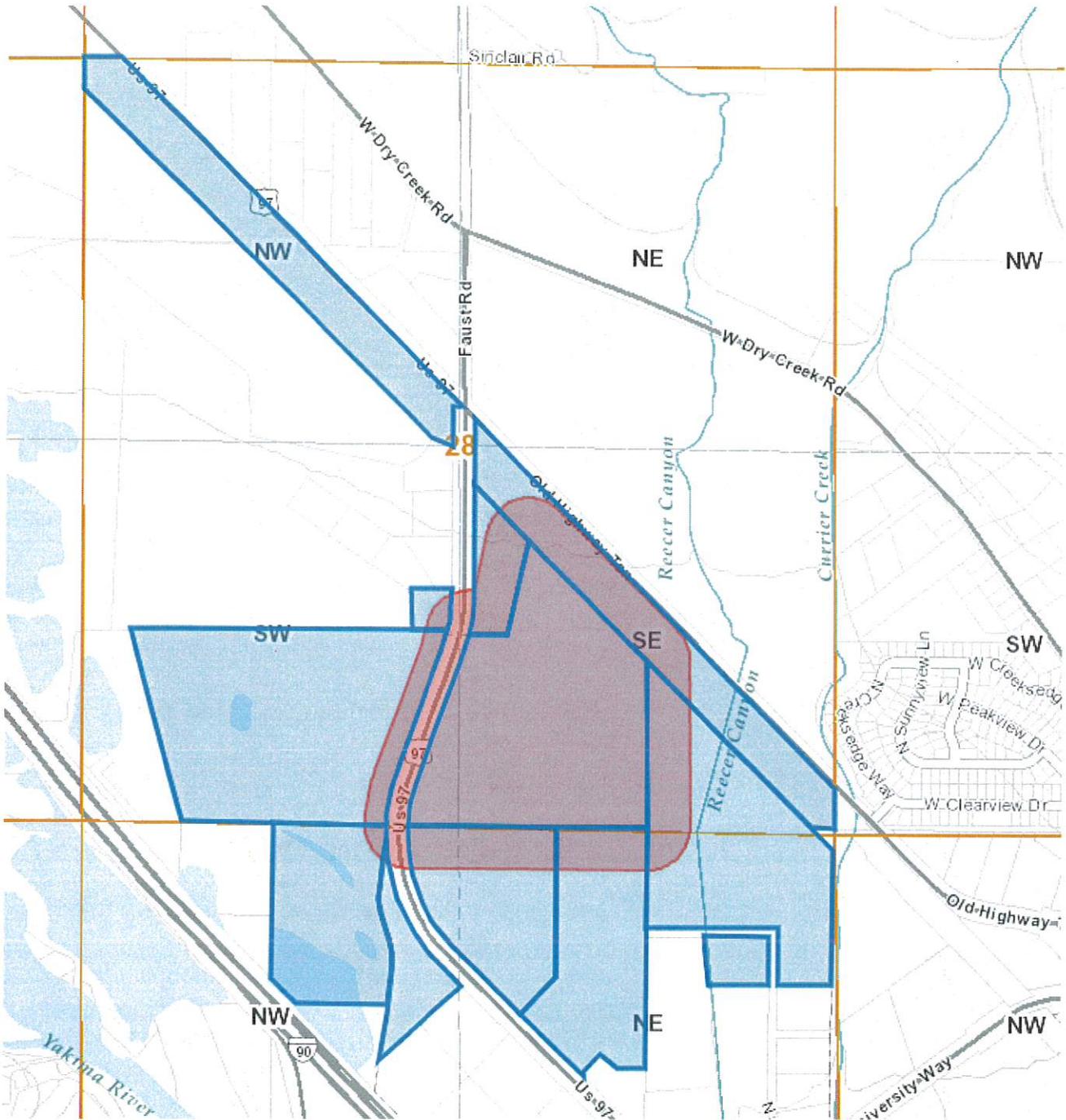
Comments must be submitted in writing by 5:00 pm on Wednesday, August 19, 2020, in order to be included in the staff report provided to the Planning Commission in advance of the hearing. Any comments received after this date will be provided to the Planning Commission at the meeting itself.

Staff contact: Shannon Johnson, Senior Planner. Email: johnsons@ci.ellensburg.wa.us

Sincerely,

A handwritten signature in blue ink that reads "Shannon D. Johnson". The signature is written in a cursive, flowing style.

Shannon D. Johnson
Senior Planner



Properties in 300' Area of Notification (in blue)

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: The undersigned being first duly sworn on oath, deposes and says: That he/she is the representative of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

ELLENSBURG, CITY OF - CLERK

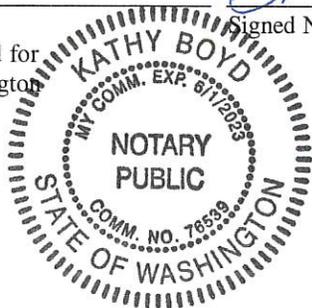
N/PUBLIC HEARING P20-010 is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

08/06/2020

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$221.41 the rate of \$8.8 per column inch for each insertion.

[Signature]
Subscribed to me this 6 day of August in the year of 2020.

Printed Name
Notary Public in and for
The State of Washington
(SEAL)



[Signature]
Signed Name

Legals

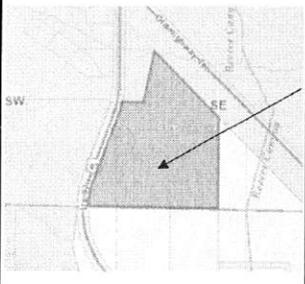
**CITY OF ELLENSBURG PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
SITING OF ESSENTIAL PUBLIC FACILITY (P20-010)**

NOTICE IS HEREBY GIVEN that the City of Ellensburg Planning Commission will hold a public hearing during its regular meeting of Thursday, August 27, 2020 at 5:45 p.m. Please note that due to the current State of Emergency for Washington State, this meeting will be held through remote attendance by the Commission, applicant and the public.

The Commission shall consider a Siting of Essential Public Facility application submitted by Patti Johnson, Director of Kittitas County Solid Waste, in order to construct a new 69,214 sq. ft. transfer station solid waste handling facility within the Industrial Light (I-L) zone. The proposed new facility will replace the current operating facility at 925 S. Industrial Way. Per ECC 15.210.040 a waste handling facility may be permitted within the I-L zone through the siting of an essential public facility permit according to the procedures set forth in ECC 15.250.040 and in accordance with RCW 36.70A.200.

Permit application: February 4, 2020
Determination of completeness: March 6, 2020
Notice of application: August 6, 2020
Comment due date: August 27, 2020

This proposal is located on what is currently Kittitas County Parcel ID#611033, as seen in the map below. A two lot short plat has been proposed but is not finalized, which will divide this site into a 10.87-acre site, and a 38.84-acre site which is proposed as the location for the new transfer station.



Materials Available for Review: The submitted application and file documents may be examined by the public by visiting the City of Ellensburg Community Development Department webpage at <https://www.ci.ellensburg.wa.us/623/Public-Notices/Current-Projects>.

Written Comments from interested persons will be accepted by email up until 5:00 p.m. on August 27, 2020 by sending them to johnsons@ci.ellensburg.wa.us. Written comments sent via USPS must arrive by the same deadline.

Mailing Address: Community Development Dept., 501 N. Anderson St., Ellensburg, WA 98926.

Staff contact: Shannon Johnson, Senior Planner. Email: johnsons@ci.ellensburg.wa.us

NOTICE IS FURTHER GIVEN that all persons interested in this matter may participate in the REMOTE meeting by contacting Staff no later than 5:00 pm on Wednesday, August 26. An email link, text link, or phone number will be provided which will allow for electronic participation in the public hearing.

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. Reasonable accommodations will be made upon request. A "Request for Accommodation" form may be obtained from the City Clerk Beth Leader by calling 509-925-8614.

PUBLISH: Daily Record: August 6, 2020

[YOUR LOCAL PAPER]
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DAILY RECORD
empowering the community

dailyrecordnews.com

Legals

**Public Notice
Kittitas County, Ellensburg WA**

The Board of Kittitas County Commissioners will meet at 2:00 pm on August 18, 2020 in the Commissioners' Auditorium, 205 West 5th Avenue, Room 109, Kittitas County Courthouse, Ellensburg, WA to consider the proposed establishment of Thompson Canyon Road.

More information is online at <http://www.co.kittitas.wa.us/notices/>

Julia Kiorvuk
Clerk of the Board

PUBLISH: Daily Record: August 6 & 13, 2020

[YOUR LOCAL PAPER]
IN MORE WAYS THAN EVER

**Public Notice
Kittitas County, Ellensburg WA**

The Board of Kittitas County Commissioners will meet at 2:00 pm on August 18, 2020 in the Commissioners' Auditorium, 205 West 5th Avenue, Room 109, Kittitas County Courthouse, Ellensburg, WA to consider the proposed establishment of an additional 4.1 miles of Parke Creek Road.

More information is online at <http://www.co.kittitas.wa.us/notices/>

Julia Kiorvuk
Clerk of the Board

PUBLISH: Daily Record: August 6 & 13, 2020

**Public Notice
Kittitas County, Ellensburg WA**

REQUEST FOR STATEMENT OF QUALIFICATIONS SUPPORTING DESIGN AND ENVIRONMENTAL PERMITTING FOR PAVEMENT AND GUARDRAIL REPLACEMENT ON VANTAGE HIGHWAY MP 21.25 TO MP 27.51 KITTITAS COUNTY, WA

All submittals received after 10:00 AM local time on August 13, 2020 will be discarded.

PURPOSE:

Existing pavement along Vantage Highway (MP 21.25 to MP 27.51) requires structural reinforcing. Subgrade damage resulting from super heavy loads are suspected as the damage causing agent. A structural overlay will require replacement of existing guardrail. Bid ready plan set, specifications and bid support are required from the selected consultant.

SCOPE OF PROJECT:

Pavement design utilizing reinforcing fiber material, replacement of all existing guardrail for T-31 compliance and associated system improvements as required such as relocated drainage or other impacted existing infrastructure less franchised utilities. CONSULTANT will utilize COUNTY supplied survey providing the basis of design work.

PROCEDURES FOR SUBMITTAL:

If you wish to be considered for work under this SOQ, submit a sealed envelope to Mark R. Cook, Kittitas County Public Works Director, at 411 N. Ruby St. Suite 1, Ellensburg WA 98926 by 10:00 am local time on August 13, 2020. Submittals shall include a one-page cover letter with the firm name and contact information. Submittals shall also include five copies of your Statement of Qualifications describing the firm's or team's ability to professionally provide the requested services. Address submittals: Vantage Highway (MP 21.25 to MP 27.51) Pavement and Guardrail Design.

For your records, the County will provide a confirmation email to the contacts provided in the submittal confirming receipt of your interest in the proposal. Submittals received after 10:00 am local time on August 13, 2020 will be disregarded. Kittitas County encourages disadvantaged, minority and women owned consultant firms to respond. The WSDOT Disadvantaged Business Enterprise program established a 2% mandatory LDBE goal for consultants on this project.

The County reserves the right to reject any and all submittals.

SELECTION PROCESS AND PROPOSED SCHEDULE:

Kittitas County selection will be based on review of submittals in the following manner:

1. The firm's or team's qualifications, experience and ability performing the requested work (30 points);
2. Demonstrated experience with similar projects (30 points);
3. Demonstrated experience utilizing reinforcing pavement fiber in asphalt design (30 points);
4. Experience working in Kittitas County in the past five years (20 points);
5. Demonstrated ability keeping projects on time and within budget (20 points);
6. Demonstrated ability communicating and working effectively with the public, staff, Washington State Department of Transportation, Washington State County Road Administration Board and regulatory agencies (20 points).

Anticipated Dates and Tasks

- August 13, 2020 - Deadline for SOQ submittals
- August 27, 2020 - Selection of Firms to Interview

Legals

**CALL FOR BIDS
CITY OF KITTITAS
CARIBOU CREEK RESTORATION**

Sealed Proposals will be received by the undersigned at the City of Kittitas, 207 N. Main, Kittitas, Washington 98934, up to 10:00 a.m., local time on Thursday, August 20, 2020, for furnishing the necessary labor, materials, equipment, tools, and quantities thereof to construct the Caribou Creek Restoration project.

This contract provides for the restoration of Caribou Creek within the City of Kittitas, near its intersection with Main Street. The project includes clearing, grubbing, erosion control, stream diversion, excavation and embankment compaction of the stream bed and banks, installation of stream bed sediment, root wads, seeding and mulching, plantings, and all other appurtenances required to complete the work in accordance with the Contract Plans, Special Provisions, and the Standard Specifications.

The Work shall be physically complete within 75 working days after the commencement date stated in the Notice to Proceed. All bidding and construction is to be performed in compliance with the Contract Documents for this project and any addenda issued thereto that are on file at the office of the City Clerk, City Hall, Kittitas, Washington.

Due to the COVID-19 outbreak, the proposals will be publicly read aloud at 11:00 a.m. on Thursday, August 20, 2020, by conference call only. Please call Gray & Osborne, Inc. at 206-284-0860 to join the conference call. Bids are to be submitted only on the form provided with the Bidding Documents. All Bids must be accompanied by a certified check, money order, or bid bond payable to the "City of Kittitas" and in an amount of not less than five percent (5%) of the total amount bid.

Bidding Documents for this project are available free-of-charge at the following website: <http://bids.grayandosborne.com>. Bidders are encouraged to register in order to receive automatic email notification of future addenda and to be placed on the Planholders List. For assistance, please call (509) 453-4833. Contract questions shall be directed only to the office of the Project Engineer.

Financing for the Project has been provided by the City of Kittitas. The City of Kittitas expressly reserves the right to reject any or all Bids and to waive minor irregularities or informalities in any Bid.

(Sealed) DEBBIE LEE
CITY CLERK/TREASURER

PUBLISH: Daily Record: August 6 & 13, 2020

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DAILY RECORD
empowering the community

- September 16, 2020 - Interviews and Reference Checks
- October 6, 2020 - BOCC Award of Contracts

The selection process shall be as follows:

- Submittals are reviewed and scored by the Public Works selection committee
- Selection of firms to interview may be waived if the selection committee decides to award to a single firm based on review of the submittals.
- Firms will be selected to interview if the selection committee decides that interviews are required. The specific interview format will be provided to firms in advance of interviews.
- The Public Works Director will negotiate a scope of work and fee with the selected consultant.
- Providing that a scope of work and fee is successfully negotiated, the consultant will be recommended for award to the Board of County Commissioners during a Board business session (October 6, 2020).
- The selected consultant will then enter into a standard professional service agreement with Public Works.

Kittitas County in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

The above noted schedule is tentative and may be changed based on the number of proposals submitted. Proposals will be evaluated immediately with final selection targeted for late September 2020.

AGREEMENT OF SERVICES:

The selected consultant(s) will be expected to enter into a standard Professional Services Agreement. Insurance requirements are included in that agreement. The anticipated contract period shall be September 2020 to September 2021.

Persons with disabilities may request this information be prepared and supplied in alternate forms by calling collect (509-962-7523).

Kittitas County reserves the right to accept or reject any and all proposals or any items or part thereof or to waive any information or irregularities in the proposals. Kittitas County shall have the sole discretion to determine the most responsible proposal.

ADDITIONAL INFORMATION:

No cost or fee schedules shall be submitted with your response. Consultants will be selected on their qualifications and experience as noticed in this solicitation with fees determined through negotiations following selection. Contracting is dependent on a negotiated mutually accepted scope of work and subsequent fee established by the consultant.

INQUIRIES:

Direct all inquiries regarding this request for services to Mark Cook, Director of Public Works at (509) 962-7523 or via email mark.cook@co.kittitas.wa.us

More information is online at <http://www.co.kittitas.wa.us/notices/>

Mandy Buchholz
Clerk of the Board - Deputy II

PUBLISH: Daily Record: July 23 & 30, 2020 and August 6, 2020
Daily Journal of Commerce: July 23 & 30, 2020 and August 6, 2020



Shannon Johnson

From: Wetzel, Kim/PDX <Kim.Wetzel@jacobs.com>
Sent: Friday, August 14, 2020 6:45 AM
To: Shannon Johnson; 'Patti Johnson (patti.johnson@co.kittitas.wa.us)'
Cc: Parker, Tom/ABQ; Paterson, Molly; Guhlke, Marlana/SPK
Subject: [Ext] RE: Land Use Action Sign (P20-010).docx & Brief Timeline/Next Steps
Attachments: P20-010 public hearing posted 08-13-2020.jpg

Shannon-
Attached is a photo of the sign that was posted yesterday.
Thank you!
Kim

Kim Varner Wetzel, AICP (she/her) | [Jacobs](#) | Project Manager/Planner
+01.907.440.1591 | kim.wetzel@jacobs.com
2020 SW 4th Avenue | Portland, OR 97124 | USA

From: Shannon Johnson <johnsons@ci.ellensburg.wa.us>
Sent: Monday, August 10, 2020 10:35 AM
To: Wetzel, Kim/PDX <Kim.Wetzel@jacobs.com>; 'Patti Johnson (patti.johnson@co.kittitas.wa.us)'
<patti.johnson@co.kittitas.wa.us>
Cc: Parker, Tom/ABQ <Tom.Parker@jacobs.com>; Paterson, Molly <Molly.Paterson@jacobs.com>; Guhlke, Marlana/SPK
<Marlana.Guhlke@jacobs.com>
Subject: [EXTERNAL] Land Use Action Sign (P20-010).docx & Brief Timeline/Next Steps
Importance: High

Good Morning,
Please enlarge and copy the above attached sign template to 2x3 (the Copy Shop has our specifications) and replace the previous SEPA signage with the copies as soon as possible. If you could please take pictures to confirm they have been posted and email them to me, I will save copies for exhibits in my staff report.

Once the Planning Commission conducts the public hearing, and makes a recommendation to City Council, I will be able to set the public hearing for review by Council, and you will have another sign for that hearing to post. The City Council makes the final decision, and we will need at least 14 days notice prior to that meeting, therefore it will most likely be held near the end of the month in September. After this hearing, if approved, I can then schedule your variance permit application public hearing with the City of Ellensburg Hearings Examiner, who makes the final decision on the height variance. There will be a 21-day appeal period after this decision, which after no appeals are filed, you can then submit your building permit submittal package.

If you have further questions, please give me a call, and I'd be happy to work through them with you, and we could discuss a site development permit if need be as well.

Thank you,

Shannon D. Johnson
Senior Planner
Community Development
501 N. Anderson Street
Ellensburg, WA 98926

RECEIVED 02/03/2020
 COMMUNITY DEVELOPMENT
 P19-106



City of Ellensburg
 Community Development
 501 N. Anderson
 Ellensburg, WA 98926
 (509) 962-7231

P19-106

Pre-Application Report

PROJECT NAME: KITTITAS CO TRANSFER STATION 2ND PRE APP

SITE ADDRESS: HWY 97 ELLENSBURG ELLENSBURG

PROJECT DESCRIPTION: KITTITAS CO TRANSFER STATION 2ND PRE APP

PARCEL: 611033

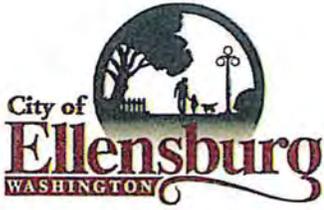
APPLICANT: KITTITAS CO (SOLID WASTE)
 925 INDUSTRIAL WAY ELLENSBURG, WA
 98926

OWNER: KITTITAS CO (SOLID WASTE)
 925 INDUSTRIAL WAY
 ELLENSBURG, WA 98926

FEES:	Paid	Due
Pre-Application Review		\$500.00
Totals :		\$500.00

PRE-APPLICATION MEETING COMMENTS

- * FIRE MARSHAL; Address numbers are required visible from the address side of the structure. Use minimum 6" or taller contrasting numbers or letters for 50 foot setback or less. Use minimum 8"-12" tall contrasting numbers or letters for setback more than 50 feet.
- * FIRE MARSHAL; Fire Department Key Access: The (Knox) key box shall be installed 3 to 5 feet above grade immediately to the right of the address side main entrance door or as designated by the Fire Department. The building operator shall directly notify the Fire Marshal and provide a new key when the lock is changed
- * FIRE MARSHAL--Emergency vehicle access must meet current fire code requirements including aerial apparatus access.
- * FIRE MARSHAL--Fire hydrant numbers and spacing must meet current fire code requirements.
- * BUILDING DEPARTMENT: Design all structures in accordance with all provisions of all applicable WA State Building Codes; including but not limited to IBC, IFC, IMC, IFGC, UPC, WA State Energy Codes.
- * BUILDING DEPARTMENT: Design all structures to meet all requirements of State and Local code requirements for construction in a floodplain. Provide all necessary floodplain elevation certificates.
- * ENERGY GAS; See attached comment letter.
- * PUBLIC WORKS; See Attached Comment Letter
- * PLANNING; See Attached Comment Letter.
- * ENERGY LIGHT; See Attached Comment Letter.



City of Ellensburg
Community Development
501 N. Anderson
Ellensburg, WA 98926
(509) 962-7231

Pre-Application Meeting
P19-106

APPLICANT CERTIFICATION:

* I certify that I am the **owner** of the property described above (or) the owner(s) **authorized agent** and I have been given express permission by the owner(s) of the property to sign for and obtain the above list of Pre-Application Meeting comments. I understand and agree that the above list of comments may not be a comprehensive list, and the City of Ellensburg and/or other agencies having jurisdiction in the City of Ellensburg may have other items that need to be addressed before a Permit can be issued.

Signature of Owner: (or) Authorized Agent:		Date:	1/30/20
Print Name:	Fatti Johnson		



CITY OF ELLENSBURG
Public Works & Utilities Department
 501 North Anderson Street; Ellensburg, WA 98926
 Ph: (509) 962-7124 Fax: (509) 925-8662
 www.ci.ellensburg.wa.us

Memorandum

Date: November 12, 2019
To: Shannon Johnson, Community Development
From: Darin Yusi, Gas Engineer 
Re: Kittitas County Transfer Station – P19-160

The following are the Gas Division's comments on the proposed Kittitas County Transfer Station and Maintenance Facility located on Parcel 611033.

Natural Gas:

There is currently a 6-inch PE gas main running to the southwest corner of the proposed property.

As discussed in the pre-application meeting, it is required for the developer to install natural gas facilities (main and service stubs) throughout the developed property. This includes the property frontage along SR97 and along the new collector street that runs the length of the parcel on the South end. Service stubs are not being required for this development.

As stated in the pre-application, the applicant will be responsible for all costs associated with the trenching, bedding, backfill, and installation of gas facilities in accordance with the attached detail sheet.

The City Gas Division has 7 Operator Qualified (OQ) crew members that are capable of installing the facilities at a time and materials rate. If the applicant decides to hire a contractor to do the work, the contractor will need to submit documentation of their Operator Qualifications to be approved by the City Gas Division, as well as perform fusion tests which will also be approved by the City. The City will also require an inspector onsite during any gas piping or bedding work at the expense of the applicant.

The applicant indicated that they will not be using natural gas for any of the new facilities. However, if the applicant decides to serve the property with gas, they will need to complete a Main & Service Line Agreement. Contact the City Gas Division at 509-962-7124 for further questions regarding gas service.

Remember any contractor digging on the property or in the right of way must call the One-Call Underground Utility Notification Center - 811.



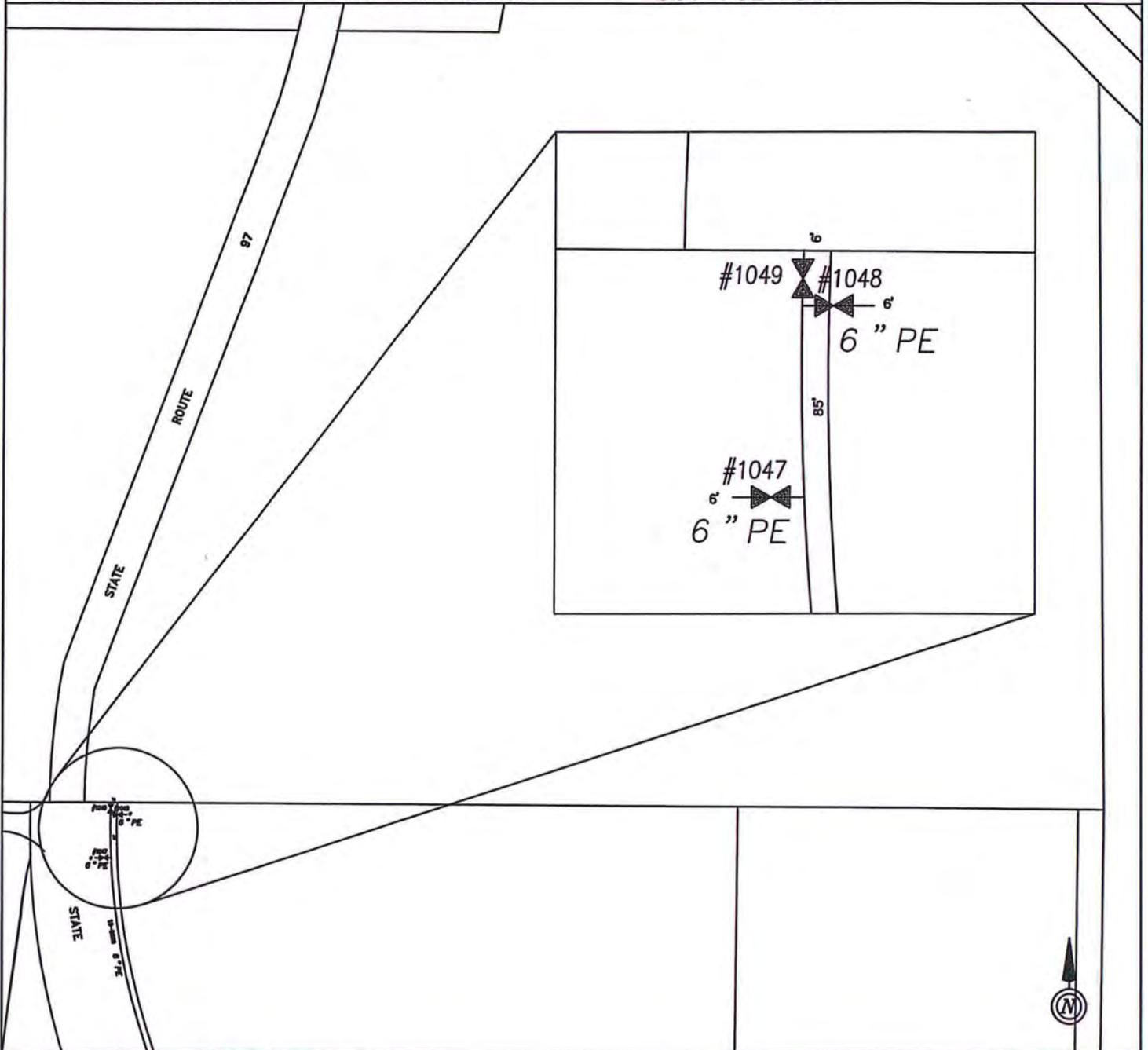
CITY OF ELLENSBURG NATURAL GAS DIVISION UTILITY MAP INFORMATION

PROJECT ADDRESS
SR97 - PARCEL #611033

DATE
11/12/19

CONTACT NAME
KITITAS COUNTY - PATTI JOHNSON

WORK PHONE
509-962-7542



QUESTIONS: DARIN YUSI 509-962-7229

DISCLAIMER:
THE CITY OF ELLENSBURG ENERGY SERVICES DEPARTMENT CANNOT VERIFY THE ACCURACY OF THE UTILITIES REPRESENTED ON THIS PLAN. THEY ARE DISPLAYED FOR EASE OF PLANNING AND INSTALLATION AND ARE BASED UPON BEST INFORMATION AVAILABLE. CONTRACTORS AND DEVELOPERS SHOULD REFER TO CIVIL PLAN FOR MOST CURRENT DESIGN REVISION AND CALL 811 BEFORE YOU DIG.





CITY OF ELLENSBURG

Public Works Department
 501 North Anderson Street; Ellensburg, WA 98926
 Ph: (509) 962-7230 Fax: (509) 962-7127

Memorandum

Date: November 21, 2019

To: Shannon Johnson, Senior Planner

From: Craig Jones, Development Coordinator *CJ*

Thru: Derek Mayo, City Engineer *DKM*

Re: Pre-App meeting #2 for the future Transfer Station along SR-97 P19-106

The following are the Public Works comments for the future Kittitas County Transfer Station and Public Works Facility.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to roadway and utility improvements.

Water:

The water main available to serve this development is a 10" Ductile Iron water main that runs in SR-97 and ends approximately 1200' south of this parcel. The water main would need to be extended along the SR-97 frontage and an 8" along the east/west interior road frontage to the far extends of the parcel's frontages. Developers engineer needs to be aware that this main is a long dead end and verification of adequate flows will need to be performed. Looping of the water lines through the proposed project may be required dependent on fire flows. Each lot will need a separate water service. See attached utility map.

Backflow devices will be required on all commercial buildings. Specific issues related to water service and meter locations will be addressed at project civil submittal.

Any Fire Service and Fire Hydrant placement shall be per Fire Department requirements, and shall be constructed per City Development standards. Developer's engineer will need to verify adequate flows for the additional fire hydrants.

Sewer:

The sewer main available to serve this development is a 10" PVC main that runs in SR-97 and ends approximately 1200' south of this parcel. The sewer main would need to be extended along the SR-97 frontage and an 8" along the east/west interior road frontage to the far extends of the parcel's frontages. Each lot will need a separate sewer service. A 6" side sewer will be required for commercial buildings. See attached utility map.

Specific issues related to sewer main extension and side sewer stub construction will be addressed at project civil submittal.

Roadway and access:

This project would trigger the requirement of half street improvements along SR-97 frontage. The interior road will also need half street improvements and the width of the road section will need to support the vehicle traffic use of the road. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards. Public Works would likely support a deferral of said frontage improvements if requested by the developer. The City of Ellensburg has recently adopted a new Land Development Code. Under the new code the sidewalks will need to be separated from the curb. Road layout will need to be done by a professional engineer and meet appropriate design standards.

SR-97 right of way is under the jurisdiction of WSDOT. The project will be additionally reviewed by them for right of way and access comments.

The proposed east/west road on the current site plan complies with the comprehensive road plan.

All required parking spaces, ingress/egress, and loading areas shall be hard surfaced.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There currently is no storm system available for a direct connection.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½” of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2” of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6” of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant’s design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

The following comments are from the City Stormwater Department;

1. The site is an acre or greater and they will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction.
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).
3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

Other items:

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of development.

During civil plan review, Public Works establishes the preliminary addressing plan, the developer will need to work with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

Due to the size and potential traffic impact of the project a complete Traffic Impact Analysis (TIA) will need to be completed. The TIA will need to evaluate the traffic impact before and after the proposed development. A draft TIA has been reviewed and comments were provided by the City Public Works Department to the traffic consultant. The Final TIA still needs to be submitted for review and approval. The city has established transportation impact fees. This project may be required to pay impact fees. You can view the traffic impact fees online at <http://www.codepublishing.com/wa/ellensburg/>.

Any proposed phase lines need to be on the plans and reviewed for utility and access conflicts.

All lots created from this development will need to have utilities stubbed to the property for future use and have access.

Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal and final plat submittal.

Landscape plans will need to be included for review of any conflicts with existing or proposed utilities.

Cc: File 19-048



CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
UTILITY MAP REQUEST INFORMATION

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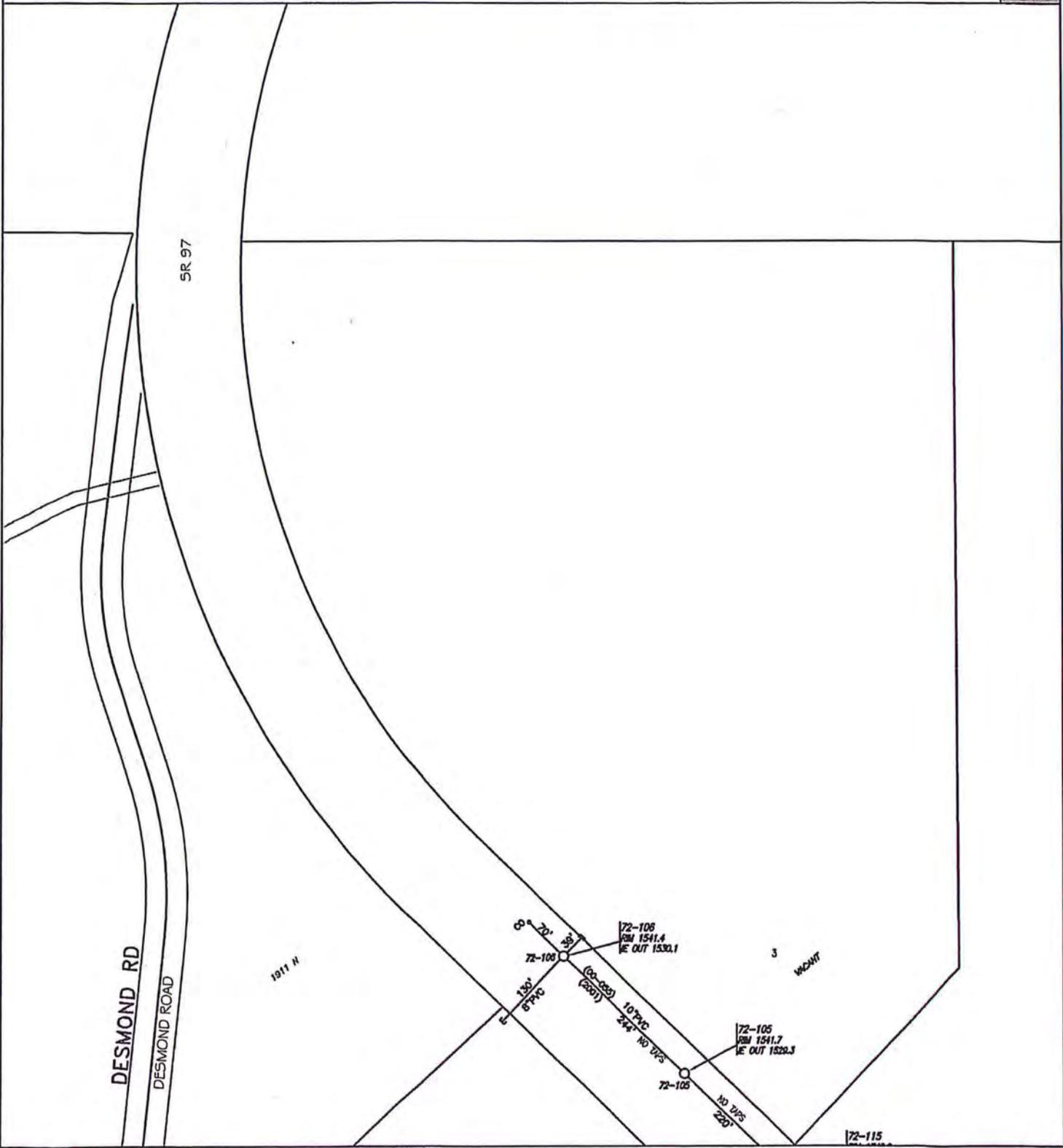
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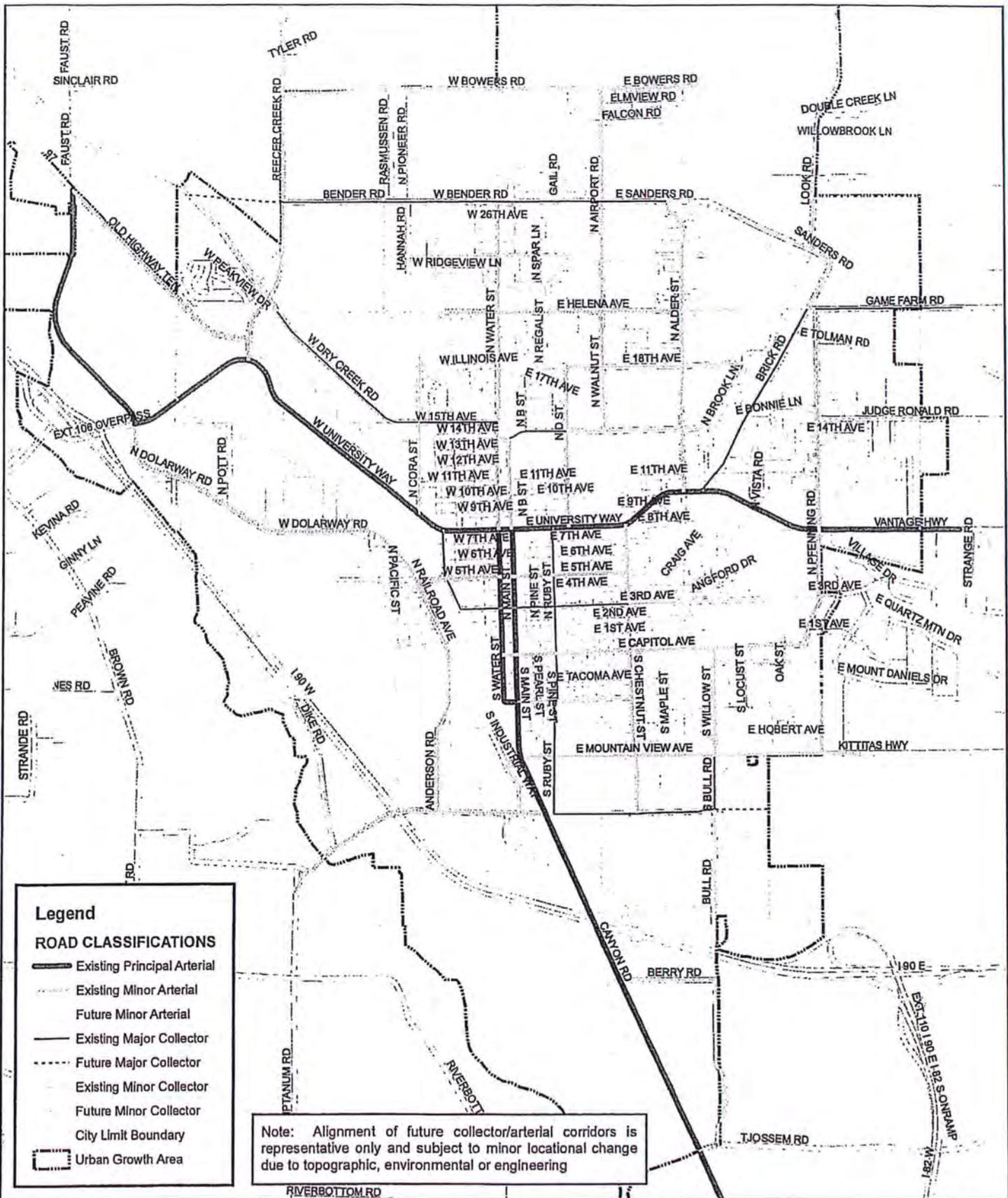
CITY OF ELLENSBURG
 PUBLIC WORKS DEPARTMENT
 UTILITY MAP REQUEST INFORMATION

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DISCLAIMER:
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Existing & Future Arterial/Collector Corridors

All Other Streets are Local Access Streets
As Included in City of Ellensburg Comprehensive Plan





DEPARTMENT OF COMMUNITY DEVELOPMENT

501 N. Anderson St., Ellensburg WA 98926 Kirsten Sackett, Director

Phone: (509) 962-7232 Fax: (509) 925-8655 E-Mail: sackettk@ci.ellensburg.wa.us

DATE: November 19, 2019

FROM: Shannon Johnson, Senior Planner

FILE #: Pre-App. #P19-106

RE: Proposed Kittitas County Transfer Station/County Shop Utility Yard Project

LOCATION: TBD Highway 97

Applicable Land Development Code requirements for the above-referenced project include the following:

1. The property is zoned I-L (Industrial- Light), which allows for full range of uses including public utility agencies and their associated utility yards as per Ellensburg City Code (ECC) Table 15.310.040.
2. This project is considered a Major Design Review, per the definition found in ECC 15.130.040. Per ECC Table 15.210.050, this project will be reviewed as a Type II permit.
3. This project will require SEPA review, as per ECC 15.270.110.
4. Portions of the project site do lie within the 100-year floodplain (Zone AO 1") and there are wetlands identified on site as well, therefore, this project requires Critical Areas review. At the time of the 11/7/19 pre-application meeting, the applicant's Environmental Program Manager gave a brief update on the Critical Areas Report (CAR) which will be submitted along with the SEPA application submittal package after they receive the formal pre-application report and comments from this meeting. Portions of the project site do lie within the 100-year floodplain and there are wetlands identified on site as well therefore the project requires critical
5. Per ECC 15.250.030(B)(2), this project shall be reviewed for conformance with applicable land use and zoning provisions in Division III, applicable community design provisions in Division IV, and applicable project design provisions in Division V, plus other applicable provisions set forth in the LDC.
6. As discussed at the November 7, 2019 Pre-Application meeting, the applicants will need to submit a Type V Siting of Essential Public Facilities Application as per ECC 15.250.110:

A. Purpose. To establish a process for establishing facilities identified in RCW 36.70A.200 that are typically difficult to site.

B. Procedures. Siting essential public facilities is subject to the Type V review process as set forth in Chapter 15.210 ECC, with the following supplemental provisions:

1. Service Area. The director shall determine if the facility serves a regional, countywide, statewide or national need. If it does, then the director may condition the review with a requirement that the review process include one or more sites in parts of the service area outside of Ellensburg.

2. Multi-Jurisdictional Review. Where more than one local government is involved in the review process, Ellensburg staff shall participate in a multi-jurisdictional review process and use the data, analysis and environmental documents prepared in that process in the city's review if Ellensburg determines those documents are adequate.

C. Decision Criteria. The city council may approve or approve with modifications the siting of essential public facilities if:

1. The amendment is in accordance with all city ordinances and the comprehensive plan (notably Essential Public Facilities), including:

a. The future land use map;

b. The capital facilities element and budget; and

c. The utilities, community housing, economic development, urban growth area, and transportation elements;

2. The amendment will not adversely affect the public health, safety or general welfare; and

3. The amendment is not contrary to the best interest of the citizens and property owners of the city.

7. Form and Intensity Standards - Per Table 15.320.040 – are as follows:

Minimum Front Yard = 10 (as per 15.510.060 – Secondary Street Standards)

Minimum Rear Yard = None

Minimum Side Yards = None

Maximum Building Height = 35 Feet - Applicant plans to apply for a Type III Variance Permit for proposed intended height over 35' *** See Attached Type III Variance Application Form - Page 2 specifies the decision criteria requirements.

8. Per ECC 15.500.020, this project shall be reviewed for conformance with applicable land use and zoning provisions as a Level III/new constructions project.

9. Per the Street Type Designation ECC 15.510.090 sites with the I-L, I-H, and P-R zones shall comply with the standards for secondary streets (see ECC 15.510.060), except there are no limitations as to the location of parking along street frontages. The Secondary Street provisions are found in ECC 15.510.060, as follows:

For all designated secondary streets, development frontages may either be storefronts (see subsection (B) of this section), landscaped frontages (see subsection (C) of this section), or a combination of both. For all designated secondary streets development frontages etc.

A. Applicability. The standards herein shall apply to all nonresidential and multifamily development on designated secondary streets per ECC 15.510.040.

B. Storefront Standards. All storefront buildings along designated secondary streets shall comply with all building-related storefront street standards set forth in ECC 15.510.050.

C. Landscaped Frontage Standards for Secondary Streets.

1. Building Setbacks. Ten feet minimum or consistent with minimum requirements of the applicable zoning district (see ECC 15.320.030 and 15.320.040), whichever is greater. Covered entries and other weather protection features may extend into this setback by up to six feet.
2. Building Entry. At least one building entry shall be visible from the sidewalk.
3. Weather Protection. Weather protection at least three feet deep shall be provided over all primary entries.
4. Transparency. Transparent window area shall be provided along at least 15 percent of the facade of the building (all vertical surfaces of the facade). Departures will be considered pursuant to ECC 15.210.060 and 15.510.120.
5. Landscaping. All areas between the sidewalk and the building shall be landscaped, except for walkways, porches, decks, and other areas meeting the definition of pedestrian-oriented space.

10. This project is subject to the Provisions of Chapter 15.520, Site Planning and Design Elements. In particular, please refer to the following:

- 15.520.020 Side/rear yard design. *** As discussed, this project will require landscape screening to buffer the proposed industrial structures and uses having physical and operational characteristics which might adversely affect the economic welfare of adjoining residential and commercial uses. The landscaping will be reviewed in depth at the time of building permit application submittals. Detailed landscaping plans will be required to show how you propose to meet the provisions of this code section. Also, please see #15 below.
- Open space for nonresidential and multifamily uses, ECC 15.520.030.
- Internal Pedestrian Access and Design, ECC 15.520.040. Internal vehicular circulation, ECC 15.520.050.

- Service areas and mechanical equipment, ECC 15.520.060.
- 15.520.070 Parking lot design
- Special features and amenities, ECC 15.520.080.

11. This project is subject to the Building Design Standards found in ECC Chapter 15.530. In particular, please refer to the following:

15.530.030(C) Building Articulation – Other Nonresidential/Mixed-Use Buildings. All other buildings featuring nonresidential uses on the ground floor (not covered in subsection (B) of this section) shall include at least three of the following articulation features along all facades facing a street and containing the customer building entries (alley facades are exempt) at intervals of no more than 60 feet.

1. Providing vertical building modulation of at least two feet in depth and four feet in width if combined with a change in siding materials and/or roofline modulation per subsection (F) of this section. Otherwise, the vertical modulation shall be at least 10 feet deep and 15 feet wide to qualify;
2. Providing horizontal modulation (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least five feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the facade;
3. Repeating distinctive window patterns at intervals less than the articulation interval;
4. Providing a covered entry or separate weather protection feature for each articulation interval;
5. Use of vertical piers that reinforce storefront pattern. To qualify for this measure, the piers must project at least two inches from the facade and extend from the ground to the roofline;
6. Change of roofline per subsection (F) of this section;
7. Changing materials and/or color with a change in building plane;
8. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval; and/or
9. Other methods that meet the purpose of the standards.
When you submit your building permit plans, please specify which of the three elements above you have selected.

12. ECC 15.530.040 Building Elements & Details is applicable to this project, as this building is considered a “nonresidential use” building.

13. This property location is NOT considered a High Visibility Street Corner, per Figure 15.530.040(D) (2).

14. This project is subject to the requirements pertaining to Building Materials, ECC 15.530.050. Applicability. All nonresidential and mixed-use buildings shall comply with the materials standards herein.
15. Blank wall treatment standards do apply, per ECC 15.530.060.
16. Off-street parking requirements are found in ECC Chapter 15.550 & Chapter 6 Public Works Parking Standards. **Industrial and Land Consumptive Uses** : 1.0 per 1,500 square feet of gross floor area for structures up to 20,000 square feet in gross size with a minimum of 5 spaces required OR 1.0 per 2,000 square feet of gross floor area for structures greater than 20,000 square feet in gross size) **Governmental Offices**: 1.0 per 350 square feet of gross floor area
17. Landscaping requirements are found in ECC Chapter 15.0570. In particular, please refer to the following:
 - 15.570.050 Landscape Site Design Standards
18. Please refer to Chapter 15.580 for the Outdoor Lighting Standards. Of importance, please note that all light trespass is prohibited.

Finally, please note that the above referenced items from the Land Development Code may not be all inclusive. After a site plan and elevations have been formally submitted to the City, a review of the plans may trigger additional requirements for conformance with the code.

For questions regarding these requirements, please contact Community Development Senior Planner Shannon Johnson at City Hall, 501 N. Anderson Street, via phone at 509-962-7108, or via email at johnsons@ci.ellensburg.wa.us



CITY OF ELLENSBURG

Energy Services Department

501 North Anderson Street; Ellensburg, WA 98926

Ph: (509) 962-7124 Fax: (509) 925-8662

www.ci.ellensburg.wa.us

Memorandum

Date: November 25th, 2019

To: Shannon Johnson, Office of Community Development

From: Tyler Goeden, Project Engineer

Thru: Paul Meyer, Senior Electrical Engineer *PM*

Re: P19-106 SR 97 Kittitas County (Solid Waste) 2nd Pre-Application

Most of Energy Services Light Department comments are the same from the 1st pre-application meeting, from permit P18-160. The following are the Energy Services Light Department comments for the P19-106 SR 97 Kittitas County (Solid Waste) 2nd Pre-Application for proposed development on the east side of State Route 97, to the south of the intersection with Old Highway 10, just south of BNSF railroad tracks.

Electric:

The City of Ellensburg Light Department has recently extended a conduit system along the east side of State Route 97, extending to the south west corner of the property proposed to be developed by Kittitas County for their new solid waste site.

The electric conduit system consists of 2-4" (Distribution) & 2-6" conduits (Feeder), with no vaults installed, which will need to be extended across the frontage of the proposed development at applicants expense. The location of the conduit extensions will largely be determined by what type of frontage improvements the Washington State Dept. of Transportation (WSDOT) requires for this property.

Street lights are not shown on the site plan, but WSDOT may require new street lights to be installed as part of frontage improvements, which will need to be installed at applicants expense. These street lights will need to be part of the civil plans submitted to Public Works & WSDOT, and we will come up with a design to serve them as part of this development.

The nearest available high-voltage (distribution) cable is located at the north-west corner of 1817 North SR 97 (University Auto), and will need to be extended from that location to the proposed development, which is an approximate distance of 1,500 feet. This will require extra vaults and some re-routed conduits, which will need to be installed to serve this development, at applicants expense.

All work that must be done to bring City Light facilities to this site in the WSDOT Right-of-Way will require permitting through WSDOT, which can take months to process and cost several thousand dollars, and will be paid for at applicant's expense.

In order to provide electric service to any proposed construction for this development, additional easements may be required. Non-exclusive utility easements are typically required to be 10-feet in width. On large projects where easements do not follow property lines, we may require utilities to be installed, then surveyed and legal descriptions written at applicant's expense and record the easements post-installation.

These properties are annexed into the City of Ellensburg, so no other electric utilities are allowed to construct or provide new electric services to them.

Service sizes greater than or equal to 400-amps are customer installed, owned and maintained from the transformer. Service sizes less than 400-amps are installed, owned and maintained by the City.

The primary distribution system will be extended through the proposed development to serve new loads. The routing of the primary distribution system, cables, services, meter locations, transformer locations, vaults, and other misc. electrical facilities will need to be coordinated with City Light.

Suitable transformer & vault locations must be determined, which includes 24/7/365 access; shrubs and structures must be kept 10 feet away from the doors of the transformers and 3 feet away from the other sides of the transformers. Access includes a drivable surface to the transformer & vaults in the event they need to be lifted and / or changed out. Per EL-45 and WAC 296-46B-450, clearance to the building must be at least 3-feet from the transformer if the walls are non-combustible or 10-feet from the transformer if they are combustible. If these transformer locations could be shown on the site plan, it would help Energy Services determine the best routes for our conduit & conductors to serve the development.

It is advised to extend the distribution and feeder conduit systems to the areas of the development shown as the maintenance shop and storage areas, as these areas could become electrically landlocked without proper foresight during this stage of planning.

On the new set of prints for the proposed site plan, it shows a road running along the south side of the proposed development, which was talked about during the 1st pre-application meeting. If this new road does get installed, City Light will want to extend our distribution & feeder conduit systems along this new road as well.



**COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg, WA 98926**

**State Environmental Policy Act (SEPA)
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

Proponent: Patti Johnson, Director, Kittitas County Solid Waste, owner.

Description: This SEPA Environmental Checklist is for the siting of an essential public facility, the proposed construction of the new Kittitas County Transfer station, and a new Lower County Public Works Maintenance Facility. A short plat is being processed concurrently to divide the current site located on Parcel ID# 611033 into two parcels, one 10.87-acres (for location of the Maintenance Facility) and one 38.84-acres in size (for location of the Transfer Station). The property is currently zoned Industrial Light (I-L), and the main access for both the Maintenance Facility and the Transfer Station will be provided along US 97.

Location: This proposal is located on what is currently Parcel ID# 611033. A two lot short plat has been proposed but is not finalized, which would divide this site into a 10.87-acre site, and a 38.84-acre site.

Lead Agency: City of Ellensburg

File #: P20-011

The City of Ellensburg acting as lead agency for this proposal, has determined that the proposal, as mitigated, does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

The lead agency for this proposal has determined that certain **mitigation measures** shall be necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures herein will result in the issuance of a Determination of Significance (DS) for this project. **The mitigation measures include the following conditions which shall apply based on project specific analysis:**

General

1. The applicant shall comply with all requirements outlined in the City of Ellensburg Public Works division memo, dated 4/22/2020, regarding roadway and access, water, sewer, storm water, post office, and the Traffic Impact Analysis (TIA).
2. To ensure compliance with the City's adopted Level of Service standards, the signal at Reecer Creek Road and University Way will need to be constructed by the applicant, or demonstrate that funding is secured, prior to issuance of building permits.
3. The applicant shall comply with all requirements outlined in the State Department of Ecology letters, dated 4/21/2020 and 6/24/2020, regarding water quality and water

resources, along with any other applicable environmental regulations per state and/or federal law.

4. Requirements of all City Departments, the Fire District, all utility providers, and affected agencies must be satisfied, as outlined in adopted City Codes and other regulatory documents.
5. The applicant shall comply with all requirements included in the updated and approved Critical Area Determination (P18-163), issued on 7/2/2020.
6. The applicant shall comply with all requirements outlined in the Washington State Department of Transportation letter, dated 5/1/2020, regarding access to the property, and any other applicable environmental regulations per state and/or federal law.
7. In the event that previously unknown cultural resources or human remains are encountered during the implementation of the project, work in the vicinity of the discovery shall be halted and a professional archaeologist, the Washington State DAHP, and all affected tribes should be consulted before proceeding.
8. If the applicant wishes to add to, or change the proposed scope of work included in this application, a new SEPA proposal will need to be submitted to address any changes.

This **Mitigated Determination of Non-significance (MDNS)** is issued using the standard MDNS process under WAC 197-11-350.

Responsible Official: Kirsten Sackett
Title: Community Development Director
Address: City of Ellensburg
Community Development Dept.
501 N. Anderson St.
Ellensburg WA 98926
Phone: (509) 962-7232 Fax: (509) 925-8655

Date: July 6, 2020 **Signature:** Kirsten Sackett

Appeals: Pursuant to ECC 15.270.200, appeals must be submitted as required by the City of Ellensburg's administrative appeal procedures for Type II permits per ECC 15.230.040(B), and shall be made to the Hearing Examiner and meet all requirements contained in Chapter 15.230 ECC. Appeals must be filed within fourteen (14) days of this notice.



Land Use Application Cover Sheet

PA-01
APPLICATION

Community Development Department
501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning) comdev@ci.ellensburg.wa.us

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of two parts. PART I - GENERAL INFORMATION and PART II, project descriptions and site plan contain additional information specific to your proposal and all required information MUST be attached to this page to complete the application process.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Patti Johnson, Director						
	Mailing Address:	Kittitas County Solid Waste, 925 S Industrial Way						
	City:	Ellensburg	St:	WA	Zip:	98926	Phone :	(509) 962-7542
	E-Mail:	patti.johnson@co.kittitas.wa.us						

2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
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3. Property Owner's Information (If other than Applicant):	Name:	Kittitas County Solid Waste						
	Mailing Address:	925 S Industrial Way						
	City:	Ellensburg	St:	WA	Zip:	98926	Phone :	(509) 962-7542
	E-Mail:	laura.osiadacz@co.kittitas.wa.us						

4. Subject Property's Assessor's Parcel Number(s): 611033

5. Legal Description of Property. (if lengthy, please attach it on a separate document) attached

6. Property Address: US 97/Old Highway 10

7. Property's Existing Zoning:

RS RL RM RH RO CN CH CT CC CCH MHP IL IH PR PUD

8. Type Of Application: (Check All That Apply)

<input type="checkbox"/> Final Plat Application	<input type="checkbox"/> Environmental Checklist (SEPA Review)	<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Type (II) Review	<input type="checkbox"/> Landmarks COA	<input type="checkbox"/> Rezone
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Landmarks Demolition	<input type="checkbox"/> Shoreline
<input checked="" type="checkbox"/> Short Plat Alteration	<input type="checkbox"/> Commercial Wireless Communication	<input checked="" type="checkbox"/> Critical Areas Review
<input type="checkbox"/> Preliminary Short Subdivision	<input type="checkbox"/> Appeal to HE / City Council	<input checked="" type="checkbox"/> Variance/Admin. Variance
<input type="checkbox"/> Preliminary Long Subdivision	<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Plat Vacation	<input type="checkbox"/> Regional Retail Master Plan	<input checked="" type="checkbox"/> Design Review Major/Minor
<input type="checkbox"/> Plat Alteration	<input type="checkbox"/> Design Review Departure	<input type="checkbox"/> Binding Site Plan
<input type="checkbox"/> Master Plan P-R Use	<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Essential Public Facility
<input type="checkbox"/> Annexation	<input type="checkbox"/> Development Code Amendment	<input type="checkbox"/> Site Development Permit

9. PART II – PROJECT DESCRIPTION AND SITE PLAN (See attached page)

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature
[Signature]
Applicant's Signature

Date
1/30/20
Date

FILE/APPLICATION(S)# P20-010

DATE FEE PAID: N/A	RECEIVED BY: KM	AMOUNT PAID: \$0.00	RECEIPT NO: N/A
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Supplement to Land Use Application for Proposed Kittitas County Transfer Station/Essential Public Facility

Part I – General Information

5. Legal Description of Property

The 50-acre parcel located in the northwestern portion of the City of Ellensburg, in Kittitas County, Washington, is shown on Tax Map No. 18-18-28030008 as Assessor's tax parcel ID 611033 owned by Kittitas County Solid Waste (Figure 1). The parcel site is bounded to the west by State Highway 97 (US 97), to the north by the Burlington Northern Railroad and Old Highway 10, and to the east and south by private, undeveloped properties. The proposed Kittitas County Transfer Station and Maintenance Facility Relocation Project (project) survey area is within the U.S. Geological Survey (USGS) 7.5-minute Ellensburg North quadrangle, latitude 47.016181°, longitude -120.590401° within the Upper Yakima watershed unit (Hydrologic Unit Code 17030001).

The legal description from the Statutory Warranty Deed reads as follows:

"That portion of the Southeast Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying East of the County Road, being more particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 28 and running South 89°56' West on the section line, 458.8 feet to the East line of the County Road; thence North 16°47' East along said road, 203.3 feet; thence North 19°54' East along said road, 1,004.3 feet; thence North 18°12' East along said road, 183.7 feet to a point on the quarter section line; thence South on the quarter section line, 1,313.0 feet to the place of beginning.;

AND

That portion of the Northwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

Beginning at the Southeast corner of said Northwest Quarter of the Southeast Quarter which is the true point of beginning; thence West along the South line of said Northwest Quarter of the Southeast Quarter, 973.8 feet; thence North 09°38' East, 785.94 feet to the South right of way boundary of the Northern Pacific Railroad; thence South 47°55' East along said South right of way boundary, 1,133.8 feet to a point on the East line of said Northwest Quarter of the Southeast Quarter; thence South 02°41' East, along said East line, 15.0 feet to the true point of beginning;

EXCEPT any portion lying within the Burlington Northern Railroad;

AND

The Southwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT any portion lying within the Burlington Northern Railroad;

AND EXCEPT FROM ALL OF THE ABOVE:

1. *Right of way for State Highway No. 3 (SR-90) West Side Canal to Bull Road as conveyed to the State of Washington by deed dated June 10, 1965 and recorded September 21, 1965, under Kittitas County Auditor's File No. 324287;*
2. *Right of way for State Highway No. 2-1 (SR 131) West Ellensburg Interchange to Northern Pacific Railway as conveyed to the State of Washington by deed dated*

June 10, 1965 and recorded September 22, 1965 under Kittitas County Auditor's File No. 324319."

Part II – Project Description and Site Plan

Kittitas County (County) proposes to move the existing Ellensburg Transfer Station (Transfer Station) located at 1001 Industrial Way and the existing Kittitas County Public Works Department (PWD) Lower County Shop (Maintenance Facility) located at 505 W. 14th Street, to parcel 611033 in northwest Ellensburg (Figure 1). The conceptual design provided in Figure 2 covers an approximate 50-acre area with approximately 5,000 feet of roadway, 23 acres of impervious surface, 1 to 1/1/2 acres of stormwater ponds, and 11 stand-alone buildings.

The site is relatively flat, generally sloping from north to south toward the southeastern corner. Elevation ranges from 1,554 feet above mean sea level in the northernmost corner of the site to approximately 1,540 feet in the southeastern corner. The site is bisected by multiple interconnecting excavated ditches or ditch segments. Water rights associated with the property were purchased by the County.

Purpose

The existing Ellensburg Transfer Station accepts and processes solid waste, recyclables, moderate risk waste, and yard waste from both County residents and commercial haulers. The entire existing facility and composting site is located adjacent to Wilson Creek within the 100-year floodplain. Topographically, the existing site is at a low elevation relative to the surrounding floodplain. During spring thaw and heavy rain events, the existing facility is often flooded, impacting access roads, unloading areas, and operational areas. In addition to the customer access and operational challenges associated with frequent seasonal flooding, the existing facility is also space constrained. The small size of the facility results in long customer queuing times and potentially unsafe conditions within the small unloading and processing areas. The projected population growth and solid waste management needs of Kittitas County, combined with existing facility challenges and limitations, require construction of a new solid waste transfer station at a new location.

The proposed PWD Maintenance Facility will perform the same functions as the existing Lower County Shop. It will include a maintenance facility, parking for employees and County vehicles, and material storage areas. As a result of its small size, common function, and ease of siting, the Maintenance Facility does not meet the state definition of an essential public facility (Washington Administrative Code [\[WAC\] 365-196-550](#)).

Site Selection Process

The County selected the Transfer Station location by performing an extensive site screening and selection process. The comprehensive regional site selection process evaluated over 60 sites using initial siting criteria of parcels greater than 25 acres located within 2 miles of the City of Ellensburg or the town of Kittitas and other screening criteria.

The initial 60+ potential sites were narrowed to 11 sites using a list of secondary siting criteria. An extensive public involvement program was used to obtain valuable citizen input on the location and features of the new facility. The 11 shortlisted sites were reviewed by representatives from the City of Ellensburg (City) and the County. Using updated City/County zoning, land use discussion, and urban growth area information, the list was further refined to three potential sites for community input. The chosen site was identified as Site 33, US 97/Old Highway 10, or simply Highway 97. The site does contain a 100-year floodplain irrigation ditch, but it was determined to be the best candidate because the floodplain could be relocated to the perimeter of the site to maximize available space for the Transfer Station and other facilities.

The County's Solid Waste Advisory Committee (SWAC), consisting of representatives of cities and towns within the County, the waste management industry, local elected officials, and citizens of Kittitas County, participated in the site selection process and agreed with the final selected site. The Board of County Commissioners approved the site at their September 4, 2018, meeting. The County purchased Parcel 611033 to enter the permitting and master planning process.

The County initiated site predevelopment discussions with the City in September 2018. The first application was submitted on December 14, 2018. On September 10, 2019, the first application was modified to include a new PWD Maintenance Facility. The new Lower County PWD Maintenance Facility will be expanded to meet population growth needs and to address encroaching residential development at the existing Lower County Shop (505 W. 14th Street, Ellensburg). The Maintenance Facility is anticipated to be constructed in 2023 and operational by 2024.

The proposed PWD Maintenance Facility was not included in the Transfer Station site selection process discussions because it was added to the project in 2019, after the County's purchase of the proposed Transfer Station Highway 97 site. The proposed site is zoned Light Industrial (I-L), which allows it to be used for a Maintenance Facility.

Access

Transfer Station residential and commercial (truck) traffic will exit off US 97 on the new Minor Collector at the southeast corner of the property. Vehicle traffic flows are segregated after the scalehouse for efficiency and safety. The new Minor Collector was added to the project to address the *2017 City of Ellensburg Comprehensive Plan* (Comprehensive Plan) Transportation Section that recommends a minor collector be provided from Highway 97 to University Way and onto Dolarway Road (see Figure 13, Roadway Functional Classifications of Comprehensive Plan). The City requested that the County provide a segment of this Minor Collector along the southern border of its property.

This Minor Collector satisfies the following Transportation Goals and Policies in the Comprehensive Plan:

Goal T-1: *Create a transportation network that provides safe and comfortable connections for all users to key destinations – the Minor Collector provides a segment of a road that could connect Highway 97 to University Way, key arterials.*

Policy J: *Make progress in building transportation facilities that are consistent with the City's adopted plans, including function classification and street standards, non-motorized plan, and downtown plan – the Minor Collector provides a segment of a road that is proposed in the Comprehensive Plan, Figure 13.*

Goal T-2: *Prioritize connections with state highway routes and removal of bottlenecks that delay the movement of people and goods.*

Policy E: *Wherever possible, seek to increase route options through strategic additions to the transportation system that fill gaps and add alternative routes – the Minor Collector provides a segment of a potential future alternative route.*

Construction

Construction is scheduled to begin on the Transfer Station in 2021 with operations beginning in 2022.

Approximately 23 acres of existing permeable surface will be covered with structural fill and pavements to construct the facility buildings, roadways, and staging areas. The Transfer Station will include approximately 12 acres and the Maintenance Facility approximately 11 acres of impervious surface. Structural fill will be obtained from onsite sources (stormwater ponds) or locally sourced quarries. Stormwater will be collected and conveyed with a series of drainage swales, channels, and culverts to onsite stormwater ponds.

Land Use Decision Criteria

Narrative is provided below to respond to the decision criteria outlined in Ellensburg City Code (ECC) 15.250.110 "Siting essential public facilities – Type V review process."

C. Decision Criteria. The city council may approve or approve with modifications the siting of essential public facilities if:

1. The amendment is in accordance with all city ordinances and the comprehensive plan (notably Chapter 11, Essential Public Facilities), including:

a. The future land use map;

The site is located in a Light Industrial (I-L) zone that is currently used for grazing. The Future Land Use Map indicates the site is to remain zoned I-L. The Transfer Station is considered an essential public facility according to [WAC 365-196-550](#) and Revised Code of Washington [RCW 36.70A.200](#) (cited in ECC 15.250.110). The Ellensburg Land Use Code does not explicitly identify "solid waste handling facility" as an I-L use, but the P19-106 Pre-Application Report concluded I-L allows for the full range of uses including public utility agencies and their associated utility yards.

b. The capital facilities element and budget;

Ellensburg is a full-service municipality. The Transfer Station is a replacement and upgrade of an existing facility that is necessary to accomplish the level of service (LOS) standard of weekly curbside refuse collection and fulfill Capital Facilities and Utilities Goals of the Comprehensive Plan, including:

Goal CFU-1: Ensure that system services are delivered in a safe and reliable manner and are in compliance with regulatory requirements.

Policy C: Continue to follow and enforce existing city standards for public facilities and services.

Program 3: Continue to coordinate affordable and reliable collection of solid waste and recycling collection services that meets the needs of city residents.

The proposed new Transfer Station is an essential facility that allows the County and the City to provide *affordable* solid waste service because it enables commercial and self-haulers to transport materials a much shorter distance than direct hauling solid waste over 70 miles to the Wenatchee landfill. The new Transfer Station will provide efficient and cost-effective unloading, processing, and transfer of solid waste and other material. The new facility will be *reliable* because it will not be prone to downtime associated with seasonal flooding. The Transfer Station will meet all regulatory requirements, including the Minimum Functional Standards for Solid Waste Handling WAC 173-304, and specifically WAC 173-304-410 for Transfer Stations.

Furthermore, as described in the Comprehensive Plan and the *2010 Kittitas County Solid Waste and Moderate Risk Waste Management Plan Update*, demand for capital facilities will grow in the next 20 years and the demand must be accommodated and anticipated through new capacity and improved management. To meet the LOS standard for solid waste management that the community adopted, the City needs to relocate and improve the Transfer Station where collection trucks can transfer to long-haul vehicles. The new Transfer Station will provide sufficient areas for public and private customers to transfer material into long-haul vehicles for efficient transportation to the Wenatchee Landfill.

c. The utilities, community housing, economic development, urban growth area, and transportation elements;

Utilities

The proposed Transfer Station is a key component of the County's integrated waste management system. The facility will provide an efficient and cost-effective facility to accept, process, load, and haul municipal solid waste, green waste, and recyclable materials to final end use destinations.

City of Ellensburg residents and businesses have the opportunity to participate in curbside trash and recycling service provided by a Washington Utilities and Transportation Commission-permitted private hauler. Support of the County's operation of composting and recycling facilities in the City is an explicit goal of the Capital Facilities and Utilities element of the City's Comprehensive Plan.

Community Housing

While housing goals specific to solid waste management do not exist, the proposed project does not conflict with goals to preserve existing neighborhoods or provide a variety of housing types and housing opportunities.

Economic Development

Economic Development goals of the Comprehensive Plan focus on: partnerships that support economic opportunities, diversification and stimulation of Ellensburg's economy, workforce growth, downtown development, tourism, and energy efficiency. While there are no goals specific to solid waste management, the transfer station plays a role in accomplishing all of these goals if it can be expanded to accommodate residential and economic growth and be completely reliable by relocating outside of a floodplain that experiences seasonal flooding.

An example of the broad economic development goals, policies and programs that the transfer station, as an essential public facility, contributes to:

Goal ED-2: *Stimulate and diversify Ellensburg's economy.*

Policy B: *Promote the retention and expansion of existing businesses as well as the development of new businesses.*

Program 5: *Continue to provide high quality and cost-efficient city services and facilities and promote these as one of Ellensburg's economic development assets.*

Urban Growth Area

The proposed new Transfer Station is located within the City of Ellensburg boundary and within the urban growth area.

The Growth Management Act requires public facilities to adequately support development, which is forecasted to grow. The Transfer Station is designed for population growth and development through 2040.

Transportation

The Growth Management Act requires communities to adopt LOS standards for transportation facilities and to support future land use through compliance with the transportation element of the Comprehensive Plan. A new Minor Collector has been proposed on the southern boundary of the property to accommodate the transportation element of the Comprehensive Plan. The Minor Collector increases connectivity, which in turn supports the I-L land use and use of adjacent properties.

A road access reclassification request for US 97 has been submitted to the Washington Department of Transportation (WSDOT) and Quadco by Kittitas County and the City of Ellensburg in support of the project. It will change a portion of US 97 from Class 1 to Class 3 (from milepost 134.82 to the intersection with Old Highway 10). This reclassification is consistent with the current Class 3 designation of US 97 immediately south of the above section (milepost 134.16 to 134.82), which is designated as Class 3. This request is currently awaiting signature by WSDOT.

The Traffic Impact Assessment conducted for the project determined the queue length for the solid waste and recycling drop-off at the scalehouse will be contained within the site and will not result in spillback onto the new Minor Collector road or US 97. The study analyzed future traffic conditions at five intersections. When the Transfer Station and Maintenance Facility are operational, the intersections will continue to operate in their current LOS. The intersection of Reecer Creek Road at W. University Way would degrade in LOS regardless of the project.

2. The amendment will not adversely affect the public health, safety or general welfare

The new Transfer Station will result in numerous improvements to public health and safety. They include:

- End flooding of the existing transfer station.
- Provide safer solid waste unloading and operation areas.
- Provide a safer recycling area.
- Improve the compost technique from windrows to an aerated static pile and windrow curing batch process.
- Enclose the Transfer Building and reduce impacts from odor, vector control, and noise.

The Transfer Station will not adversely affect public health because it will comply with local, state, and federal regulations and permits associated with solid waste handling, air quality, stormwater, floodplain, wetlands, traffic, and other public health, environmental, and safety factors. The State Environmental Policy Act (SEPA) Environmental Checklist prepared for the project indicates the project elements will not have a significant adverse effect on social, environmental, and cultural resources. The City's review and evaluation of the Environmental Checklist and final SEPA determination is part of this essential public facility evaluation.

Because multiple permitting agencies are involved in Transfer Station siting and operations, City of Ellensburg staff can participate in a multijurisdictional review process and be afforded use of the data, analysis, and environmental documents prepared in that process for any and all required permits. The Transfer Station will contribute to the weekly curbside refuse collection LOS goal in the Comprehensive Plan as well as accommodate projected population growth and development, all of which benefit the general welfare of the community.

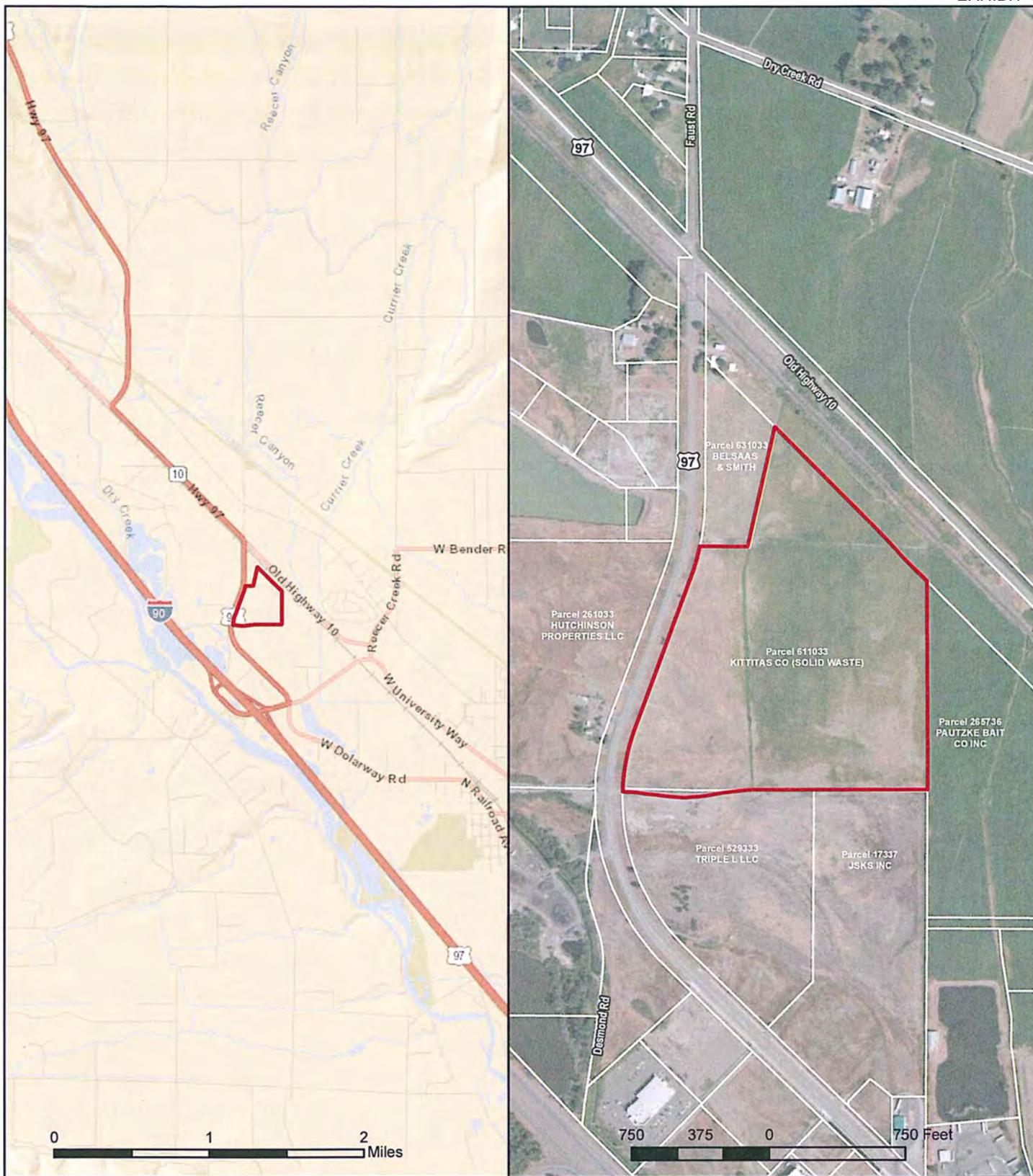
3. The amendment is not contrary to the best interest of the citizens and property owners of the city. [Ord. 4656 § 1 (Exh. O2), 2013.] In addition, the director shall determine if the facility serves a regional, countywide, statewide or national need. If it does, then the director may condition the review with a requirement that the review process include one or more sites in parts of the service area outside of Ellensburg.

The Transfer Station and PWD Maintenance Facility will provide the County with solid waste, recycling, moderate hazardous waste, and composting services. The Transfer Station will house the administrative offices which facilitate the same services Countywide. The County facilitated a comprehensive site selection process, reviewing over 60 sites including numerous sites outside of the City limits. The Site Selection Study is available online at https://kittitascountytransferstation.participate.online/Media/Default/documents/FinalSiteSelectionReportKittitas_082118.pdf.

The County hosted community meetings during the site selection process (see <https://kittitascountytransferstation.participate.online/>). Public considerations and values expressed online and during community meetings included:

- Provide convenience and accessibility for users.
- Avoid residential areas.
- Consider routes and traffic (especially easy access to Interstate 90).
- Consider utility water availability and stormwater impacts.
- Develop a solution that reflects economic efficiency.

In addition, the County facilitated a meeting with adjacent property owners in order to choose the most beneficial location for the Minor Collector road. Citizens and property owners will continue to have an opportunity to express their interests during the future public hearing process for the Type V permit process.



Locator Map

Legend

Figure 1

Kittitas County Transfer Station and Maintenance Facility Relocation Project SITE LOCATION



 Site Boundary



PARCEL NO. 621033

PARCEL NO. 957561

DITCH DIVERSION
BEGIN ABANDON
EXISTING D1 DITCH

MAINTENANCE SHOP

ADMIN AREA

PARCEL
NO. 631033

STORAGE

BNSF RAILWAY

OLD HIGHWAY 10
PARCEL NO. 931736

PICKUP
STORAGE

GENERAL PARKING

SW POND

SW POND

SITE DRAINAGE,
TYP

SITE FENCING,
TYP

COMPOSTING AREA

TOTAL PARCEL NO. 611033
BOUNDARY, 50 ACRES

15-FT LANES, TYP

SCALES, TYP

PARCEL NO. 265736

ADMIN BLDG

POTENTIAL VEHICLE
QUEUING LANE

MRW BLDG

RECYCLING DROP-OFF
AREA



ANCE/EXIT
ER

US-97

2.4-ACRE
ROLL-OFF
STORAGE
AREA

END ABANDON
EXISTING D1 DITCH

CULVERT,
TYP

UNLOADING/
CHIPPING

OFFICE

BIOFILTER

METAL/
WHITE
GOODS
AREA

SALES

WINDROWS

WINDROWS

SW POND

POND